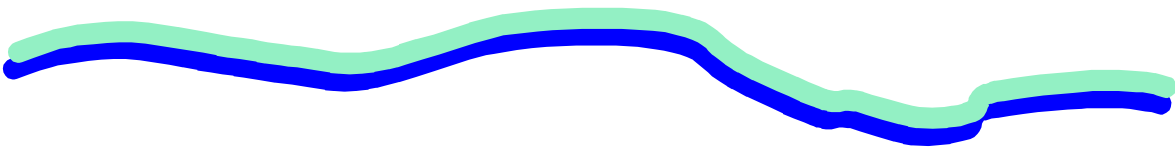
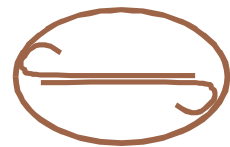


MESA/POWDERHORN PLAN



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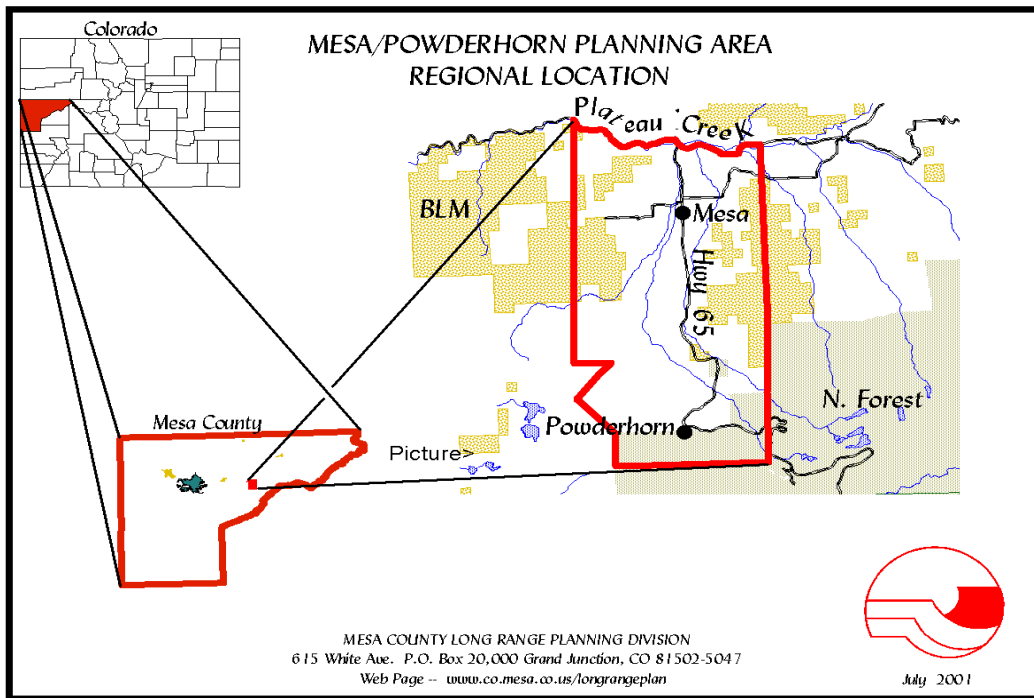
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MESA/POWDERHORN VISION STATEMENT

Residents want to:

- C Maintain the area's essential rural and pastoral character. This character is made-up of two small community nodes (Mesa and Powderhorn), a mix of farm and ranch sizes and types connected by Highway 65 and a rural road network;
- C See Mesa and Powderhorn grow into two unique communities, while maintaining large blocks of open/agricultural land between them;
- C See the area keep its strong sense of community and family atmosphere;
- C Confine services, business, commercial activities and appropriate infrastructure to the rural community nodes compatible with the desired community character;
- C Protect the Highway 65 Scenic and Historic Byway to maintain its historic and scenic characteristics; and
- C Allow lighting, signage and utility design and location to be compatible with this rural/pastoral vision.



ADOPTION OF THE *MESA/POWDERHORN PLAN*

AS AN AMENDMENT TO THE MESA COUNTY MASTER PLAN AND CERTIFICATION OF THE *MESA/POWDERHORN PLAN* TO THE BOARD OF MESA COUNTY COMMISSIONERS.

WHEREAS, the Mesa County Planning Commissioners (Planning Commission) are charged with the duty to adopt the Mesa County Master Plans and have worked to prepare a neighborhood master plan for the Mesa/Powderhorn planning area.

WHEREAS, the adopted *Mesa Countywide Land Use Plan* provides the framework for neighborhood master plans.

WHEREAS, numerous public forums were conducted for the Mesa/Powderhorn area to obtain public input on the development of a neighborhood master plan for the Mesa/Powderhorn area.

WHEREAS, after proper notice, the Planning Commission:

- Held a public hearing on April 10, 2001 on the Draft *Mesa/Powderhorn Plan*, dated February 2001, to hear public comments.
- Conducted workshops on May 10 & 17, 2001 to discuss public comments.
- Held a public hearing on June 14, 2001 on the revised Draft *Mesa/Powderhorn Plan*, dated May 2001, to hear public comments on the revised draft plan.
- Held a public hearing on July 12, 2001 to adopt the revised draft *Mesa/Powderhorn Plan*.

WHEREAS, the Mesa County Planning Commission is charged with the duty to prepare and adopt master plans for the County:

NOW THEREFORE, BE IT RESOLVED BY THE MESA COUNTY PLANNING COMMISSION, that:

1. the *Mesa/Powderhorn Plan* is adopted, as revised in the public hearing of July 12, 2001 as part of the Mesa County Master Plan in accordance with Section 30-28-108 of the *Colorado Revised Statutes*;
2. the *Mesa/Powderhorn Plan* replaces the *Powderhorn Policy # 24*, (dated June 21, 1984);
3. the *Mesa/Powderhorn Plan* is consistent with the *Mesa Countywide Land Use Plan*; and
4. the Mesa County Planning Commission hereby certifies the *Mesa/Powderhorn Plan* to the Board of County Commissioners pursuant to Section 30-28-109 of the *Colorado Revised Statutes*.

PASSED AND ADOPTED this 23rd day of August, 2001

Charlie Nystrom, Chairman,
Mesa County Planning Commission

Jean Moores, Secretary,
Mesa County Planning Commission

INTRODUCTION

PURPOSE

The Mesa County Planning Commission is charged with preparing and adopting master plans capable of guiding the physical development of the unincorporated portions of the county. The plans are advisory documents and have no direct regulatory effect. The plans do, however, include policies and implementation strategies which will guide the preparation of other policies and programs; incentives and regulations; and intergovernmental agreements used for implementation of the plan. Master plans are reviewed and updated regularly. Implementation of master plans is dependent on the adopted priorities and budget of the Board of County Commissioners.

The *Mesa Countywide Land Use Plan* provides the general framework of the *Mesa Powderhorn Plan*. This neighborhood plan provides guidance for both the public and private sectors in making decisions regarding development in the Mesa/Powderhorn Area. The plan will also be used by the County elected officials as an aid in providing staff with specific direction in their yearly budgets and work programs. The recommendations of the plan which involve formal adoption or revision of regulations or ordinances will require further public review and formal public hearings.

Status of Previous Plans

The *Mesa Countywide Land Use Plan* goals and policies adopted in 1996 remain in effect and will continue to apply. The *Powderhorn Plan*, 1984 will be replaced by the *Mesa/Powderhorn Plan*, 2001.

Review and Update

To ensure that implementation actions occur in a timely manner, the status of the plan should be reviewed annually by the Planning Commission, with a report made to the Board of County Commissioners and the citizens of Mesa County. Staff will assist in this review by rendering an annual report to the commissions on the status of the plan and progress in its application.

The plan should be reviewed in detail every five to seven years after initial adoption. The review should consist of:

- C The number and reasons for variations from the plan,
- C Identification of problems with the plan, and
- C Recommendations for revisions in accordance with approved amendment process policies.

PLAN ORGANIZATION

This plan includes the following chapters/elements:

- C Introduction
- C Vision Statement
 - the desired future state or condition for the planning area
- C General Findings
 - a statement of current conditions and recent trends
- C Goals, Policies, and General Implementation
 - based on the *Mesa Countywide Land Use Plan*, and
- C Subarea Policies and Design Guidelines
 - C Mesa Subarea
 - C Highway 65 Corridor Subarea
 - C Powderhorn Subarea
- C Appendix
 - Acknowledgements
 - Planning Process
 - Plan Area Inventory
 - Visual Preference Survey
 - Land Conservation Tools and Techniques

The adopted *Mesa Countywide Land Use Plan* recommends the development of strategies and actions for plan implementation. The *Mesa/Powderhorn Plan* is consistent with the Countywide Plan recommendations. This plan contains goals and policies based on the *Mesa Countywide Land Use Plan*. Many of the goals and policies in this plan are taken directly from the *Mesa Countywide Land Use Plan*, and implementation strategies specific to the planning area.

The following definitions apply throughout this plan:

- C Goal: A general statement of an achievable future condition or end.
- C Policy: A guiding principle or general course of action to reach a goal.
 - Implementation strategy is an action necessary to accomplish a task that attempts to achieve a goal or policy.
 - Design Guideline: An objective criteria that provides specific direction/action based on the stated vision, goals, policies, and implementation items. They are essential to achieve the purpose of the plan.

GENERAL FINDINGS

The Mesa/Powderhorn planning area (Area) is located approximately 25 miles east of Grand Junction. Boundaries of the Area extend from Plateau Creek on the north, to the Powderhorn Ski Resort on the south (approximately 12 miles); east and west boundaries extend two miles either side of Highway 65. The planning area contains 27,986 acres or 43.7 square miles (Figure 1).

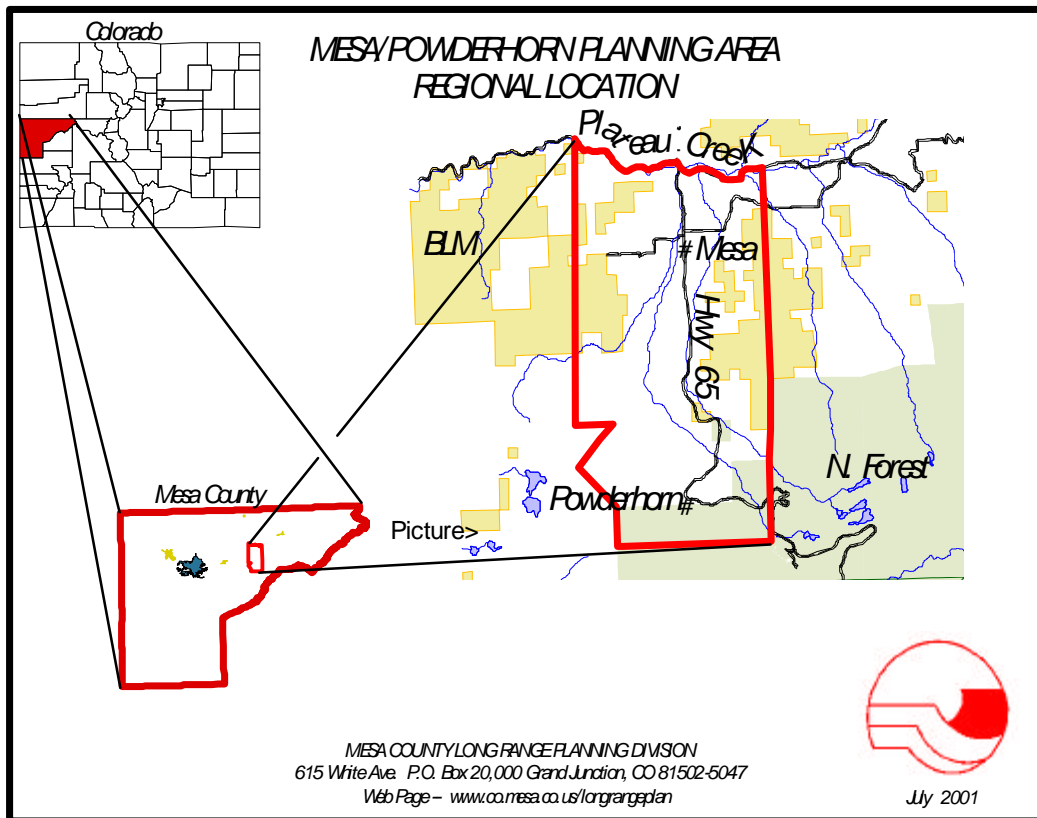


Figure 1. Regional Location Map

Geology

Underlying bedrock geology of the planning area is characterized by thousands of feet of folded, faulted shale, sandstone, and metamorphic rock, while surficial rock consists of a relatively thin veneer of basalt and alluvial deposits (Figure 2). Both bedrock and surficial geology have a general affect on the natural and human built environment, which in turn affects site specific development patterns and locations.

Gravel Resources

According to the *Mineral Resources Survey of Mesa County*, by Stephen Schwochow, (1978), gravel resources in the Area are limited to alluvial fan gravel deposits, and probable gravel deposits located in alluvial fans (see mineral resource map in the appendix). According to the survey “gravel deposits along Plateau Creek and its tributaries can be quite thick, 40 to 80 feet and perhaps more. “The gravels consist almost entirely of pebbles, cobbles, and boulders of basalt and very little sandstone in a fine-grained calcium-carbonate-impregnated matrix. Abundant oversize material includes boulders up to five feet in diameter.”

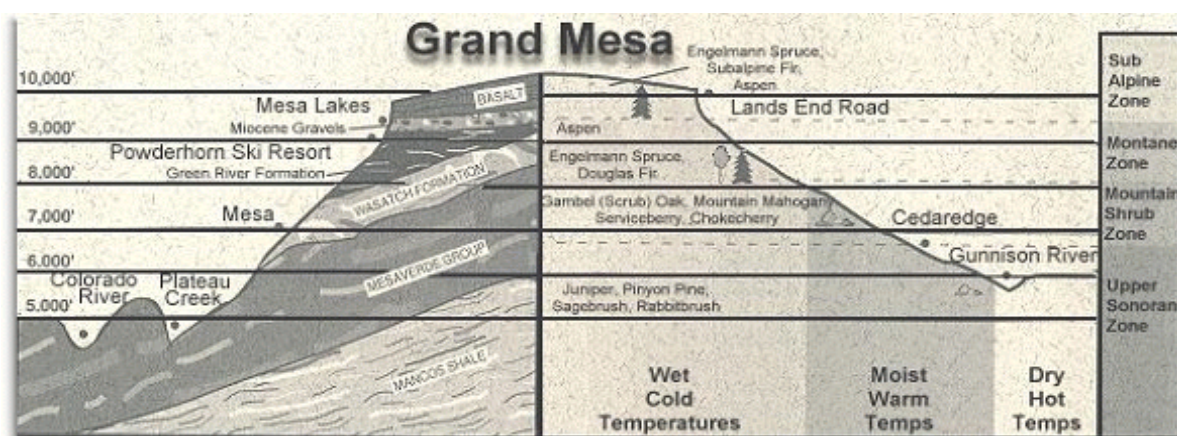


Figure 2. Geology & Life Zones of the Planning Area.

Source: Grand Mesa National Forest : www.gjcolorado.com/grandmesa/geol.htm. Accessed 1-11-2001

Gas & Oil

There are no oil wells in the Mesa/Powderhorn Planning Area. However, there are numerous gas wells. The *Mineral Resources Survey of Mesa County* (1978), shows the Plateau gas field located north and south of JE¹/₄ Road about ³/₄ of a mile east of Highway 65 (see mineral resource map in the appendix).

Geologic Hazards

A review of Stephen Schwochow’s *Mineral Resources Survey of Mesa County* (1978), indicates that there are no geologic faults or mudslide areas in the Mesa/Powderhorn planning area. However, there are numerous small slumps and landslides along the Plateau Creek bluffs and north slopes of the Grand Mesa.

Soils

The planning area has a good deal of variation in elevation and physiography which results in an equally varied distribution of soils. The planning area contains deep, well-drained soils found on creek floodplains and valley bottoms as well as shallow, stony undeveloped soils on hill sides and terraces. The *Soil Survey of Mesa County Area, Colorado* by E.W. Nkobel et.al. (1955), identifies the most frequent soil series in the area as very poor to fair for grain or seed production while a few soil series are classified fair to good for rangeland. The area receives little rain. Annual

precipitation in the area is about nine inches a year (*Soil Survey of Mesa County Area, Colorado*). The planning area does not contain prime, potentially prime, or prime if irrigated lands.

Vegetation

Native plant communities are, to a great extent, a reflection of the underlying soil structure. Protection of the soil profile from artificial disturbances should be an integral component of a native plant conservation strategy. Vegetation occurring in the planning area reflects the topographic, elevation, geographic, and climatic diversity that is characteristic of the Rocky Mountain ecological provinces. The major native plant associations in the planning area are Pinyon-Juniper Woodlands and mixed montane forest. Other vegetation communities of significance include mountain riparian and wetland communities. Uncommon/species of concern are present in the planning area as well as an abundance of non-native desirable and undesirable species.

Species of Concern

The Colorado Natural Heritage Program has identified several plant and animal species of concern in the planning area. They are found along the Plateau Creek riparian area and on the bluffs above the creek. The riparian area is documented habitat for the Corn snake, while the cliffs/bluffs above the creek provide winter roosting for bald eagles. The Uinta Basin hookless cactus is found in the Juniper community on level ground. Colorado Natural Heritage rarity ranks do not imply any legal designation or regulatory actions. However, the hookless cactus is listed as “Threatened” by the federal government.

Weed Management

The aggressive nature of weeds (nonnative, undesirable plant species) and a lack of their control can present problems in agricultural areas and can have a negative impact on agriculture. According to the Governor’s Idaho Weed Summit, Boise, Idaho 1998 “The Departments of Agriculture in eleven western states estimate that there are about 70,000,000 acres of weed seed being produced every year on private, state, and federal wildlands. Much of it is being carried to other wildlands by wind, water, wildlife, livestock, people, and equipment.” Infestations of nonnative plant species of concern threaten native and desirable nonnative plant communities and agricultural operations by displacing desirable species. Exotic plants that are highly invasive and usually do not have natural pathogens and predators to keep their populations in check. As of 2000, there are eighteen noxious weeds on the Mesa County Noxious Weed list that require control (see list in appendix). However, the primary nonnative undesirable species of concern in the planning area are yellow starthistle, oxeye daisy, Canada thistle, and yellow and dalmation toadflax. These five 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*.

Visual Character

The Highway 65 corridor is the major entryway to the Mesa/Powderhorn planning area – it is designated a Colorado Scenic and Historic Byway. The image many people have of Mesa County and the Mesa/Powderhorn area is based on their visual perception of the landscape and human built features they see from the road. Conditions along the highway and wide-open vistas give a distinct

impression of the Area. A unique diversity of vegetation communities provide residents of the planning area ample opportunity to use creative development techniques to screen growth using topography and vegetation, while maintaining the unique sense of place.

Cultural/Historic Resources

Evidence of human occupancy in the planning area has been traced as far back as the prehistoric Fremont People 700-1200. The Utes continued intermittent and seasonal use of the Area, more-or-less, until about the 1880s. Traces of settlement and seasonal use by the Ute people remain throughout the Area. Beginning around the early 1860s, which coincides with the mining and ranch/homesteading period, more permanent settlement and land use patterns began to emerge. The original Town of Mesa was platted in 1908 and 1909.

Today, historic buildings and sites are located throughout the planning area and include many agricultural structures; (farmsteads) as well as the remaining old school gymnasium building (at the community center). These historic places in the Mesa/Powderhorn Area are an important component in defining the character of the planning area. Residents have a deep pride and interest in the history and culture of the Area.

Wildlife

Hunting is an important economic component of the economy of the Village of Mesa and surrounding area. The planning area contains important wildlife habitats, from critical winter range for deer and elk to riparian breeding habitat for neotropical birds, including endangered species. Colorado Division of Wildlife has produced a map of wildlife-human conflict areas. This map is used to evaluate proposed developments when they fall into areas mapped as moderate, high, or very high impact potential (in accordance with section 7.6.4.A of the Mesa County Land Development Code 2000).

Land use

Land ownership in the planning area is a mix of private and federal and local government agencies, (Table 1), (see map in appendix). The Assessor's records reveal that public/quasi-public, agriculture, residential, business, commercial, and tourist land uses occur throughout the planning area. Public and quasi-public uses in the Area include large blocks of open space (Bureau of Land Management and U.S. Forest Service lands), the Mesa Cemetery, land owned by Ute Water, (primarily domestic water source), land owned by Mesa County (primarily road maintenance and community center), and the Mesa Subarea churches.

According to the Mesa County Assessor's records for the year 2000, approximately 54.2 percent, or 465 of the 857 private parcels within the planning area were vacant. The average private parcel size in the Area was about 25.6 acres (vacant parcels average 31 acres; improved parcels average 17.7 acres). Private parcels range in size from .02 acre to a 951 acre parcel. In 1990, the Area contained about 250 housing units; between 1990 and 1999 about 48 new residential permits were issued. A close examination of records reveals a steady increase of activity between 1990 and 1999. The area around the Rural Community of Mesa had the largest number of permits for new housing followed by the area along the Highway 65 Corridor Subarea and lastly the Powderhorn Subarea (Table 2).

Table 1. Land Ownership

Land Ownership Within the Planning Area		
Owner	Acres	Percent of Plan Area
Bureau of Land Management	4,731.8	16.9
Grand Mesa National Forest	3,275.5	11.7
Private	19,978.7	71.3
City of Grand Junction	0	0
Mesa County	3.1	.00003
Ute Water	315.3*	0.7
TOTAL	27,986	100

Source: Mesa County Assessors Records 2001

* Included in private ownership

The *Mesa Countywide Land Use Plan* recommends “Rural” (5-35 acre densities) within the Mesa and Powderhorn Rural Communities and “Agricultural” (35+ acres) outside of the Rural Communities. The *Powderhorn Area Plan 1984*, recommends a maximum density of one unit per 35 acres in the in the Highway 65 corridor between Mesa and Powderhorn.

Table 2. New Building Permits 1990 - 1999

Year	Mesa Subarea	Highway 65 Subarea	Powderhorn Subarea
90	1	0	0
91	2	1	0
92	0	0	0
93	1	4	0
94	3	2	2
95	5	0	0
96	2	0	0
97	2	0	1
98	9	2	1
99	6	2	2
Total	31	11	6
% of Planning Area	64.58	22.9	12.5

Source: Mesa County Building Department

Current Zoning

Agricultural Forestry Transitional Zone District (AFT) - (19,978.7 acres)

County zoning is primarily Agricultural Forestry Transitional (AFT). In the current *Mesa County Land Development Code*, the AFT zone allows a density of up to one dwelling unit per 5 acres, single family residential uses, and agricultural uses. Subdivisions of land without clustered lots must have a minimum lot size of 2 acres. However, the AFT zone does not have a minimum lot size for cluster design subdivisions to encourage clustering and preservation of agricultural land.

In cluster design subdivisions, the ability of soils to handle an individual sewage disposal system is one determinate of minimum lot size. For example, the minimum lot size for a house with an individual sewage disposal system may be 1/2 acre, soil conditions permitting.

Business Zone District - (B-1) (8.4 acres)

The Business (B-1) zone district permits a wide range of allowed or conditional uses. Currently, in the planning area business uses include a several restaurants, liquor store, convenience store and real estate offices. These businesses are located mainly along Highway 65 within the Village of Mesa.

Planned Business Zone District (PB) - (2.8 acres)

Land zoned Planned Business (PB) allows mixed business/residences and was applied to several properties in the 1990s to accommodate existing non-conforming uses. Most of the planned business zoned land is located along Highway 65 south of KE Road.

Planned Unit Development Zone District (PUD) - (835 acres)

Planned Unit Development, PUDs, encourage flexible standards only if compatibility with surrounding land uses are ensured and public benefits are derived from the project. Lands currently zoned PUDs are limited in this Area to Powderhorn Subarea properties and include: Powderhorn resort, Powder Ridge, and the Grand Mesa Project.

Village of Mesa Overlay Zone District (VOM) - (approximately 1,490 acres) Encompasses the entire Rural Community as defined in the *Mesa Countywide Land Use Plan*, 1996.

The Mesa Subarea Implementation element of this plan contains the specific policies and criteria for the overlay district. The overlay district was originally adopted in 1990 and amended in 2000. Overlay standards are intended recognize the unique character of the Village of Mesa, and to protect and enhance the rural character of Mesa and surrounding lands.

Agriculture

Mesa County Agricultural Policies in the *Mesa Countywide Land Use Plan* encourage the retention of large tracts of prime and unique agricultural lands and recommend clustering of houses to minimize loss of these lands. The Mesa/Powderhorn planning area does not contain mapped prime, potentially prime, or prime if irrigated lands. The agricultural base of the Mesa/Powderhorn Area consists predominately of cattle operations. Historically, the Mesa/Powderhorn Area has had many different types of agricultural production. Agricultural operations have included; cattle grazing, irrigated crop and forage production. Current agricultural practices include cattle grazing, and harvesting of irrigated forage crops.

Land Management Tools and Techniques: Many voluntary agricultural conservation tools and

techniques are available to achieve an individual land owner's financial and conservation goals. Private nonprofit organizations such as the Colorado Cattleman's Trust or the Mesa County Land Conservancy work to achieve a land owner's goals in confidentiality. A list of some of the more common tools are presented in the Appendix.

Infrastructure

Roads

The transportation network in the Mesa/Powderhorn Area is almost entirely vehicular in nature. Roads in the Mesa/Powderhorn Area were built to allow easy access from farm-to-market as well as from agricultural field-to-field. Lengthy driveways or lanes are common for many of the older farms and ranches, while newer development is generally closer to county roads. Residential development also brings with it bicycle and pedestrian traffic that will have only narrow, farm to market roads on which to travel, should they leave a subdivision street. To safely accommodate residential, commuter traffic, bicyclists and pedestrians of increased volumes, upgrades to our rural roads would be required. Needed upgrades include not only improved travel lanes and shoulders, but cut and fill work on vertical curves to improve sight distance, and reconstruction of substandard intersections. Upgrades will include road segments outside the immediate area of development, but will be necessary as a part of commuter routes to and from the urbanized area.

Water

Potable, domestic water is obtained by residents through a variety of sources ranging from two water treatment plants under the auspices of the Mesa Water and Sanitation District and the Powderhorn Metropolitan Districts, to wells, springs, and cisterns filled by the individual homeowner.

Wastewater

The Mesa Water and Sanitation District provides wastewater treatment services to the Village of Mesa. The Powderhorn Resort is serviced by a limited-capacity sewer treatment facility. Concurrent with this study Mesa County hired an engineering firm to conduct a "201 Facility Planning Study" for the Mesa/Powderhorn area. Mesa County supports and has adopted a "non-proliferation" policy to discourage multiple, small and scattered sewage treatment systems because of the difficulty of regulating and managing such systems. Residents outside of the two districts use individual sewage disposal systems (ISDS).

Schools

Students that live in the planning area attend Plateau Valley School (K-12), in Plateau City. The school is in District 50 and there are about 583 students.

General Character

The central issue for residents of the Mesa/Powderhorn planning area is their desire to maintain the rural character of the Area while acknowledging and expecting that some growth will continue. The Mesa/Powderhorn planning area's character is described by the following attributes:

- large blocks of public and private open land,
- historic and ongoing farming/ranching operations,
- C a lack of infrastructure and services,
- C abundant recreation opportunities,
- C abundant wildlife and wildlife habitat,
- C the presence of the Grand Mesa,
- C important scenic vistas, bluffs, and ridge lines.

Participants in the public forums expressed a desire to protect the Area's attributes and prevent:

- C development that is not sensitive to the landscape (no cookie cutter lots),
- C poorly planned development, and
- C high density trailer parks.

PLANNING SUBAREAS

The planning area was divided into three Subareas based on citizen input and the desire to address specific concerns within each geographic area. These three geographic areas or "Subareas" are **Mesa, Highway 65 Corridor, and Powderhorn** (Figure 3). The characteristics of each Subarea are described as follows:

Mesa

The Subarea begins at Plateau Creek and extends southward to IE Road. The east and west boundaries extend roughly two miles either side of Highway 65. The Mesa Subarea contains the Rural Community of Mesa which is bisected by Highway 65. The Rural Community is about 44 square miles and contains numerous small, non-conforming lots, and about 150 residents (according to the Plateau Valley Chamber of Commerce). Development in and around Mesa evokes a distinct impression of being western-rural. Infrastructure in the community includes domestic water service, sewer service and septic systems; several streets are paved with curb and gutter, but most do not have these features. Services in the Mesa Rural Community include a post office serving about 350 P.O. boxes, restaurants, gas station/convenience store, liquor store, home occupations, real estate offices, a Community Club, State and County road maintenance facilities, fire station, and several churches. The community does not have other services currently operating but desires to attract new services while expanding and improving on those that already exist.

Natural characteristics of the Mesa Subarea include the pasture lands and hay meadow terraces situated above Plateau Creek. The bluffs of Plateau Creek provide aesthetic amenities, while the Mesa Creek floodplains provide pasture, forage crop production, wildlife habitat, and gravel extraction.

Highway 65 Corridor

The Subarea extends from IE Road south almost to Powderhorn. The east and west boundaries extend approximately 2 miles either side of Highway 65 (Figure 3).

Foothills and the north slopes of the Grand Mesa dominate the Subarea topography. Pinyon Juniper and oak brush are the most prevalent vegetation communities in the Subarea. Riparian corridors, wetlands, native and non-native pasture land and hay fields are also abundant in the lower reaches of the Subarea. The abundance of vegetation and topography provide for wildlife habitat, open space, natural storm water drainage channels, and breaks in the landscape throughout the Subarea. The Subarea is bisected by Highway 65 and has several county maintained roads serving residents.

Powderhorn Area

The Powderhorn Subarea is located approximately 12 miles south of the intersection of Highway 330 and Highway 65. The area encompasses about 2,380 acres and lies at the lower rim of the Grand Mesa. Topography and vegetation of the area are diverse.

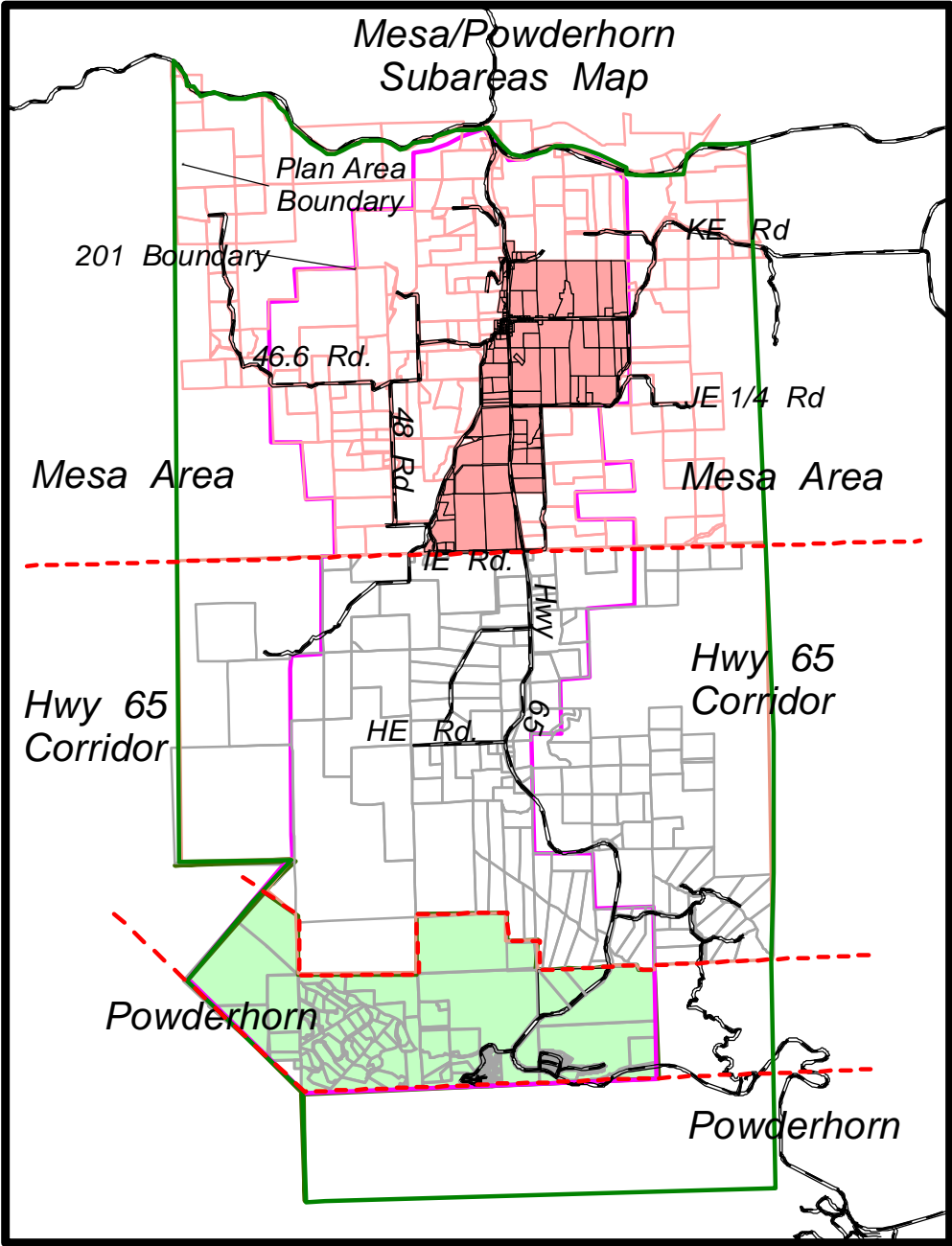


Figure 3. Mesa/Powderhorn Subareas Map

GOALS, POLICIES, and GENERAL IMPLEMENTATION for the *MESA/POWDERHORN PLAN*

Consistent with the *Mesa Countywide Land Use Plan*
Mesa Countywide Land Use Plan Goals are in italics

GOALS/POLICIES/IMPLEMENTATION

The goals and policies give detailed expression to the vision statement for the future for the entire *Mesa/Powderhorn Area Plan*. These goals and policies will be implemented through a variety of strategies. The specific implementation strategies/actions necessary to accomplish this task follow the goals and policies.

- C Goal: A general statement of an achievable future condition or end.
- C Policy: A guiding principle or general course of action to reach a goal.
- C Implementation Strategy/Action: A specific action or step to be taken to implement policies and reach goals. Implementation strategies are not listed in order of priority.

Text in *italics* is taken directly from the *Mesa Countywide Land Use Plan*, 1996.
Text in normal font was written for this Area plan.

**COMMUNITY IMAGE/CHARACTER
GOALS**

1. *Encourage the protection and maintenance of the unique rural features and characteristics which are significant links to the past, present, and future.*
2. *Encourage future development which complements or creates appropriate community features such as roads, trails, open space and building patterns, and respects the unique sense of existing community that distinguishes one area from another.*
3. Retain and preserve paleontologic, historic, and cultural resources that symbolize the community's identity and uniqueness.
4. Improve awareness about the Grand Mesa Slopes Special Management Area and its contribution to the character of Mesa County and in particular the Mesa/Powderhorn area.

**COMMUNITY IMAGE/CHARACTER
POLICIES**

1. *Protect important rural features, scenic vistas/corridors, and natural areas impacted by proposed development (e.g., large trees, washes, riparian areas, historic structures, farming practices, balance of visual and traffic impacts on location of accesses, etc.) and mitigate such impacts where avoidance is not practicable.*
2. *Encourage a well-defined community center to provide a focal point as an individual rural community.*
3. *Recognize the distinction between rural communities and support design variations that are consistent with the character of individual communities. New development will follow design guidelines called for in each subarea.*
4. *New development will be designed to protect critical or sensitive lands (productive agricultural land, floodplains, wetlands, riparian corridors, and important wildlife habitat). Additionally, new development will include measures to avoid, minimize, or mitigate threats from wildfire when located in wildfire hazard areas.*

5. *Continue to coordinate planning efforts with public land management agencies on land uses and land use activities.*
6. Continue to provide information about alternative development tools and techniques that further the goals of this plan and are compatible with the landscape and character of the area.
7. Encourage the protection of paleontologic, historic, and cultural resources of Mesa County.
8. Avoid, minimize, or mitigate impacts to the Grand Mesa Slopes Management Area from new development.

**COMMUNITY IMAGE/CHARACTER
IMPLEMENTATION**

1. *Require new development to identify important rural features, scenic vistas/corridors, critical or sensitive land, and natural areas impacted by the proposed development and mitigate such impacts. The attributes listed in the findings section of this action plan should serve as the minimum items to be addressed by new development proposals.*
2. *Work with public land/resource managers to adopt consistent mitigation standards, review procedures, and criteria for development.*
3. *Enforce historic irrigation easements and safeguard raw water supplies through the development review process.*
4. Utilize design policies and guidelines contained in the Subarea Implementation chapters of this plan for new development.
5. Inventory all the historic sites and structures in the Area. Assist residents in establishing an historical district if it is appropriate in the Area.
6. Complete a Highway 65 Transportation Circulation Plan. Allow driveway permits only in accordance with this plan.
7. Develop a program to reduce air and water pollution along with standards for implementation. Include such items as:
 - C Promote voluntary riparian/wetlands protection efforts to improve water quality through the use of large lot development, cluster development, conservation easements,

subdivision covenants, building envelopes/setbacks, or transfer of development rights/credits (see Open Lands section of this chapter)

- C Promote voluntary efforts to dust proof driveways and lanes.
8. Develop a list of plant species (native and desirable non-native) appropriate for reclamation/revegetation in the planning area. Require the use of these plant species for reclamation projects (refer to subarea design policies and guidelines chapters).
 9. Assist residents and developers with identifying and using voluntary-based tools and techniques to help maintain or enhance the rural character of the planning area. These tools may include but are not limited to:
 - C model subdivision covenants that specifically address agriculture, wildlife, outdoor storage, etc.
 - C homeowners' associations
 - C copies of the *Right-to-Farm and Ranch Policy and The Code of the New West* to new residents
 10. Require that all light sources follow the standards of the *Mesa County Land Development Code* for night lighting (refer to subarea design policies and guidelines chapters).

**LAND USE/GROWTH MANAGEMENT
GOALS**

1. *To protect existing rural property rights and the agricultural economy of Mesa County.*
2. *Recognize and support the continued development of existing communities as growth areas.*
3. *Implement the land use patterns of the Design Guidelines and Policies.*
4. *Encourage future growth to locate in and around rural communities.*
5. *Encourage the conservation of agricultural and range lands capable of productive use.*
6. *Ensure that future development occurs in an orderly fashion, avoiding and minimizing noncontiguous, scattered development throughout the county.*
7. *Protect the citizens of Mesa County from the effects of manmade or natural hazards (geologic, avalanches, earthquakes, soils, floodplains, air pollution, odors, noise, wildfire).*

**GENERAL LAND USE
POLICIES**

1. *New residential development shall be compatible with existing land uses.*
2. *Clustering of dwellings is encouraged on a portion of the site so that the remainder is reserved for open space uses such as agricultural lands or sensitive wildlife habitats.*
3. *Proposed land uses will incorporate considerations for soil, erosion, and surface geologic characteristics of the development site through proper design, engineering, and construction.*
4. *Development is discouraged in or near natural hazard areas to minimize the risk of injury to persons and loss of property unless appropriate mitigating measures are taken. Development in floodplains, drainage areas, steep slope areas, geological fault areas, wildfire hazard areas, and other areas hazardous to life or property will be controlled through local land use regulatory tools.*
5. *Urban land uses will be encouraged to occur in municipalities and not outside municipal limits.*

6. *Enter into intergovernmental agreements and memoranda of understanding with municipal, federal, and state agencies to address coordination of efforts.*
7. New development must comply with the Mesa County Mineral Extraction Policies which generally protect and preserve commercially valuable mineral resources from incompatible land uses.

**GENERAL LAND USE
IMPLEMENTATION**

1. Approve rezoning requests only if compatible with existing land uses and consistent with the Mesa/Powderhorn Plan's policies and design guidelines.
2. *Assist property owners to voluntarily rezone multiple properties to AF35 where consistent with the Mesa/Powderhorn Plan.*
3. *Direct the expenditure of capital improvements and new development to existing growth centers.*
4. *Assist area residents with land conservation tools and techniques*
5. *Assist area residents with rural fire protection, and emergency medical response.*
6. Implement subarea design policies and guidelines for new development:
 - C Allow for flexibility, creativity, aesthetics, traffic safety, and land use compatibility (see Community Image/Character section of this chapter);
 - C New development should be compatible with any existing agricultural operations; and
 - C Encourage mixed use development within the Rural Communities of Mesa and Powderhorn in a manner that maintains and/or enhances the character of the Rural Community.
7. Identify potential receiving area (voluntary) within the Mesa and Powderhorn Rural Communities for a transfer of development credit program.
8. Limit nonresidential development in the planning area to the Mesa and Powderhorn Rural Communities.

AGRICULTURAL POLICIES

1. *New development is encouraged to locate on land least suitable for productive agricultural use (productive land in this area may include lands with dry land grazing having a history of grazing use).*
2. *Sufficient buffering of new developments is required adjacent to agricultural operations.*
3. *The Board of County Commissioners has adopted a Right-to-Farm and Ranch Policy and supports The Code of the New West publication to communicate and educate non-farm/non-ranch users on the characteristics of agricultural operations (e.g., noise, spraying, dust, traffic, etc.).*
4. *New development proposals which may result in conflicts with wildlife and/or agricultural uses will require consultation with the appropriate land and resource manager (eg. CDOW, BLM) and area residents to minimize and mitigate such conflicts.*
5. *Mesa County recognizes that agriculture is an important basic industry and a major economic resource. Large tracts of agricultural land in the planning area are encouraged to remain agricultural.*
6. *Support farmers' markets and promote the purchase of local goods.*
7. *Support and encourage voluntary techniques to preserve agricultural lands.*
8. *Promote multiple/compatible uses of agricultural lands.*

AGRICULTURAL IMPLEMENTATION

1. *Recognize the ranching business requires larger tracts of land than other agricultural uses and most often requires the use of public lands to remain viable.*
2. *Continue to work with the Bureau of Land Management and the National Forest Service to encourage the retention of grazing leases for ranchers.*
3. *Utilize the Mesa County Technical Resource Advisory Committee to share agricultural preservation options for landowners.*
4. *Enforce the Mesa County Right-to Farm and Ranch Policy.*

GROWTH MANAGEMENT POLICIES

1. *New development will pay its fair, equitable, and proportionate share of the cost of providing necessary services, utilities, and facilities at the applicable service levels.*
2. *If new development is proposed which requires urban levels of services in rural communities or rural areas (consistent with subarea design policies and guidelines), the development will be responsible for paying its proportionate costs of said urban services. New development may bond and be reimbursed for any overpayment by later development.*
3. *Establish and enforce levels of service standards and service boundaries which require that rural services be provided concurrently with new development in rural communities and areas.*
4. *Refer land development applications to public land managers, resource managers, and service providers. The county will encourage service providers to provide recommendations as to the adequacy of services for development based upon the level-of-service standards. Mesa County encourages service providers to work together to establish and maintain consistent standards for facilities and equipment that can facilitate future consolidation of services and that will allow for certain facilities and equipment to be shared.*

GROWTH MANAGEMENT IMPLEMENTATION

1. *Require developers to demonstrate that their development will not cause a reduction in levels of service provided to existing residents.*
2. *Require that any new facilities or services necessary to maintain any adopted level of service standards will be in place prior to or concurrent with the development (e.g., water, sewer, fire protection, roads).*
3. *Enter into IGAs with special districts to consolidate where there is fiscal benefit and where service levels can be maintained or enhanced.*

**COMMUNITY SERVICES/FACILITIES
GOALS**

1. *Maximize the efficient use of public resources.*
2. *Minimize public costs for private development.*
3. *Ensure adequate public safety services are available to the entire area.*
4. *Ensure that all services and infrastructure meet the needs of the Mesa/Powderhorn Planning Area.*
5. *Encourage the preservation of Highway 65 as a designated Scenic and Historic Byway.*

**GENERAL COMMUNITY SERVICES/FACILITIES
POLICIES**

1. *Utility, special districts, and public service providers' plans are encouraged to be consistent with this plan (the pipe follows the plan). The county will work with service providers to develop capital improvement programming consistent with this plan.*
2. *Ensure historic and traditional irrigation uses are respected and preserved or mitigated by new development.*
3. *Encourage efforts to protect raw water supplies.*
4. *Cooperate with the school district by regularly updating the county's school land dedication requirements, ensuring that development mitigates the demands for land that it places on the school system.*

**GENERAL COMMUNITY SERVICES/FACILITIES
IMPLEMENTATION**

1. Invite all public service providers to comment on proposed capital improvements plans and identify joint or coordinated improvement. Continue to annually update the Capital Improvement Plans (CIP). Make necessary revisions so that the CIP implements the Mesa/Powderhorn Plan. Invite service providers to join in the county CIP processes to create an integrated, countywide capital plan. Work with service providers through the Utility Coordinating Committee to ensure that capital improvements installed by service providers are consistent with the land use plan.
2. Review the relationship (locations and distance) of septic systems to wells with the Mesa County Health Department.
3. Continue to cooperatively monitor school needs with School District #50 and collect fees in lieu of land dedication for new subdivisions.
4. Continue to submit development proposals to law enforcement agencies for their review and comment and support establishment of neighborhood watch programs throughout study area.

5. Coordinate with the Plateau Valley Volunteer Fire District, Powderhorn Metro Districts, and the Mesa County Emergency Management office to explore and establish the feasibility of alternative means of providing fire protection and emergency medical services to the area.

TRANSPORTATION POLICIES

1. *Transportation infrastructure planning shall include all modes of travel including vehicular, bicycle, transit, equestrian and pedestrian.*
2. *Continue to implement all adopted transportation plans for the area.*
3. *New development is required to provide all new transportation facilities necessary to serve the development.*
4. Mesa County will maintain a system of public roads for safe, efficient traffic circulation.
5. Mesa County should carefully manage the location, number, and spacing of private driveway and public street accesses to maintain and/or enhance the safe use of transportation facilities.

TRANSPORTATION IMPLEMENTATION

1. *Utility providers should prepare and coordinate 10-year capital improvement plans and coordinate construction on an annual basis for operations and new road construction purposes.*
2. Conduct ongoing traffic analysis of the area using adopted land use plans and community travel data to help determine the transportation infrastructure necessary for all modes of travel as the area develops.
3. Cooperate with the school district to ensure that potential school locations and bus routes are accommodated in transportation planning. New development should be consistent with any adopted transportation plan for the area.

4. Complete a Highway 65 Circulation Plan. Require all new development to be consistent with the Circulation Plan. Until such plan has been adopted, require new development proposals to provide a plan for vehicular and multi-modal (bicycle, pedestrian) access to adjacent properties which will accommodate future planned densities on the site and the surrounding area.
5. Continue to distribute the Mesa County *Code of the New West* and begin providing model covenants to residents and service providers in the area. Provide information on the facts of living in a rural area with limited services with emphasis on: proper irrigation practices and management from user to user and from field to field to avoid damage to county roads, and safety issues and inconveniences associated with weed spraying and other rural road maintenance activities.

**OPEN LANDS/RECREATION
GOALS**

1. *Protect important open lands within Mesa County.*
2. *Assure that open land is recognized as a limited and valuable resource which must be conserved wherever possible.*
3. *Preserve public access to public lands.*
4. *Identify and protect existing and future major trail linkages and intersections in the county.*
5. *Provide adequate lands to meet the parks and recreation needs of the residents of Mesa County.*
6. Protect, conserve and efficiently manage the county's public lands.
7. Encourage the preservation of sustainable ecosystems.
8. Protect Mesa County's natural heritage of plants, animals, and biological conservation sites identified in the *Natural Heritage Inventory of Mesa County, Colorado*.

**OPEN LANDS/RECREATION
POLICIES**

1. *Encourage the preservation of open land not only for the maintenance of the county's economy, but also for the assurance of the continued availability of land for food production, for the enjoyment of scenic beauty, for wildlife, for recreation, and for natural resource usage.*
2. *Continue to provide voluntary open land techniques for private property owner consideration.*
3. *Encourage the preservation of open space required for new developments to be located adjacent to public lands and to provide buffers and setbacks adjacent to public lands where appropriate (see Subarea Design Policies and Guidelines chapters).*
4. *Encourage the maintenance of open lands in continuous tracts to allow the continuation of agricultural operations and to protect the rural character where appropriate.*
5. *Discourage leapfrog development which prematurely converts open land to developed uses.*
6. *Continue to work with land owners and appropriate agencies to identify fuel hazard areas and reduce the threat from wildfire.*
7. *Support the preservation of historic trails.*
8. *Encourage the dedication of access easements across private property to public land commensurate to its suitability and capability for increased public access. [Encourage] access easements through private lands to major tracts of public land which are otherwise difficult to reach unless the nature of the public land is such as to make access undesirable.*
9. *Offer incentives to developers and property owners for linking private trails to a public trail system or for providing public trail access through their properties.*
10. *Reduce conflicts between trail users/trail locations and property owners, important wildlife and wildlife habitat, riparian corridors, and other sensitive resources. Use avoidance, minimization, mitigation, and education tools and techniques to reduce conflicts.*
11. *Encourage the conservation and protection of resident and migratory wildlife and its habitat.*
12. *Encourage the preservation of movement corridors for wildlife.*
13. *Encourage developments occurring in identified human/wildlife conflict areas to adopt practices aimed at reducing possible conflicts with wildlife. Consult with the DOW to obtain educational information and develop strategies to avoid, minimize, or mitigate potential conflict.*

14. *Encourage the preservation of native vegetation. Promote native or desirable non-native species by incorporating such vegetation into project development plans wherever possible and encourage developers to utilize native or desirable non-native vegetation in new landscaping.*
15. Conserve areas where critical or unique natural processes would be endangered by development.
16. Encourage the conservation or improvement of river, creek, and wash riparian areas for multiple benefits (e.g., flood control, water quality, and wildlife habitat). Support efforts to establish buffers along riparian areas to conserve or improve their terraces (soil) and associated vegetation.

OPEN LANDS/RECREATION IMPLEMENTATION

1. *Waive rezone fees as an option/incentive to downzone to AF35.*
2. *Identify private or non-profit groups, school districts and/or municipalities that may own or operate land dedicated to the public for park and recreation purposes.*
3. *Adopt an Open Lands Plan to identify and prioritize lands for protection. Include a viable range of voluntary preservation and compensation techniques to protect agricultural lands, wildlife habitat, natural areas, and open space resources.*
4. *Initiate a joint study of a countywide system of trails throughout private and public lands.*
5. *Coordinate with the BLM on identified disposal tracts in the area for potential land trades and/or transfer of development credits and impacts to grazing allotments.*
6. *Establish access easement requirements or dedication incentives for land owners or developers to provide private trail linkages to public trails.*
7. *Identify major trail linkages and intersections (present and future) and prioritize need for public facilities and parking.*
8. *Continue to utilize the Mesa County Technical Resource Advisory Committee to advise land owners on voluntary open land incentives, tools and techniques, protection options, and “right-to-farm and ranch” policies.*
9. Review new development proposals using mapped wildfire fuel hazard areas and development standards in the *Mesa County Land Development Code* cooperatively with the Colorado State Forest Service.

10. Continue to include the Division of Wildlife, the U.S. Forest Service , Bureau of Land Management, and the State Forest Service in the review of private land development applications located near, between, and/or adjacent to public lands or important wildlife habitat. Initiate/coordinate a study to define buffer areas and setbacks adjacent to public lands. Include the following considerations:
 - C Establish graphic menu of buffering techniques/design standards.
 - C Establish an hierarchy of impact mitigation techniques (e.g., avoidance, minimization, mitigation).
 - C Establish interagency buffer standards.
 - C Form a conservation design guideline committee.
11. Complete a study, with the Division of Wildlife, U.S. Forest Service, BLM, and State Forest Service, to identify areas where sensitive wildlife and habitat (including non-game) and natural processes are threatened. Establish conservation techniques and incentives for identified areas. (Build on existing DOW Wildlife Studies.)
12. Encourage private landowners along Mesa and Plateau Creeks to establish a voluntary riparian/wetlands protection program to improve water quality, protect wildlife and wildlife habitat, conserve soil, retain prime agricultural land for agricultural production, and maintain a healthy, functioning stream corridor. (*Mesa Countywide Land Use Plan Appendix, volume 1, Environmental Summary East Planning Area, page D-16*). Voluntary efforts can be achieved through the use of large lot development, cluster development, conservation easements, subdivision covenants, building envelopes/setbacks, rezoning to AF-35, overlay zones, other techniques, and education (see Appendix 1).
13. Reference the *Natural Heritage Inventory of Mesa County, Colorado* as a resource for locations of known sensitive natural resources. New development should avoid, minimize, or mitigate impacts in conservation sites identified in the inventory report. Most or all of these sites are located on public land.

MESA SUBAREA POLICIES, DESIGN GUIDELINES & IMPLEMENTATION

Subarea Boundaries

The northern boundary of the Mesa Subarea begins at Plateau Creek and extends southward to IE Road. The east and west boundaries extend roughly two miles either side of Highway 65. The Subarea encompasses about 13.5 square miles, of which 12.5 percent is managed by the BLM. Within the Subarea, there is a core area referred to as the Village of Mesa Overlay District. All other land within the Subarea but outside of the Rural Community is referred to as land outside of the Rural Community (Figure 4).

Present Character

The Mesa Subarea contains a great diversity of human built and natural features which distinguishes it from other Subareas in the Mesa/Powderhorn Planning Area. Development types range from custom built homes on large lots to manufactured homes on smaller lots. Historic farm and ranchsteads (dating from the 1889s), the Mesa Community Center, Mesa Cemetery, Mesa County's first Colorado Centennial Farm (homesteaded in 1885), and other remaining significant landmarks in the area.

The Village of Mesa lies in the middle of the Subarea. The Village is approximately one square mile and contains numerous small, non-conforming lots. The larger Rural Community has about 150 residents (according to the Plateau Valley Chamber of Commerce). Development in and around the Village of Mesa evokes a distinct impression of being western-rural (false front buildings, front porches, and wood facades). Infrastructure in the Village includes domestic water service, sewer service and septic systems; several streets are paved and have curb and gutter, but most streets do not. Other services in the Village include a post office serving about 350 P.O. boxes, restaurants, gas station/convenience store, liquor store, home occupations, real estate offices, a Community Club, State and County road maintenance facilities, fire station, and several churches.

On the periphery of the Rural Community, natural gas wells pepper the landscape and irrigation ditches and laterals cross the planning area from southwest to north and supply water to area residents, and agricultural operations. Gravel deposits are located in the northeast corner of the Subarea, east of the Rural Community boundary (generally north of KE road and east of Highway 65).

Natural features include a wide variation of vegetation species – deciduous trees, pinyon and juniper trees, riparian corridors, wetlands, native and non-native pasture land and hay fields. The abundance of vegetation and topography provide for wildlife habitat, open space, natural storm water drainage channels, and breaks in the landscape throughout the Subarea.

The Village of Mesa is the “town center” with the a general store, restaurants, post office, real estate offices, churches and community center. The “Town of Mesa” was surveyed and platted into small lots “city lots” in 1908 and 1909.

Summary of Growth Trends and Development Patterns

Land ownership in the Subarea is mostly private parcels with little public or quasi-public owned land. The BLM manages about 12 percent of the land which translates to 1,075 of the 8,775 acres of the Subarea. There are 369 private parcels that range in size from .05 to 260 acres, with the mean size being 23 acres (Table 3). As of the date of this plan, there were 176 existing residential structures in the Subarea. (Land ownership maps are contained in this plan’s appendix.) A review of building permits within the planning area show a slow but steady increase of development activity between 1990 and 1999. The Mesa Subarea has seen 31 new residential permits between 1990 and 1999, which is the largest number of permits (of the three Subareas) for new housing (Table 4).

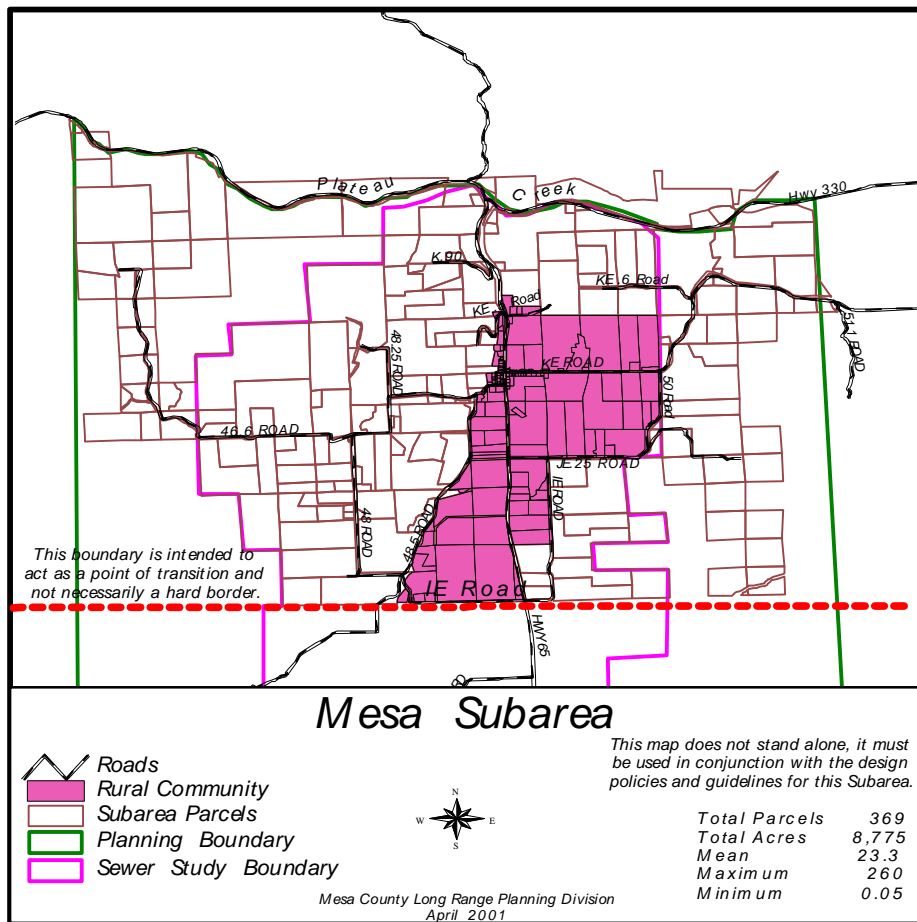


Figure 4. Mesa Subarea Boundaries

Existing Services and Facilities

The Mesa Water and Sanitation District provides domestic water and wastewater treatment services to the Village of Mesa. Concurrent with this study Mesa County hired an engineering firm to conduct a “201 Facility Planning Study” for the Mesa/Powderhorn area.

Table 3. Parcel Size Range

Parcel Size Range	# Parcels	# Acres
0 - 5	150	200.5
5.1 - 35	118	1883.8
35.1 - 70	70	3205.1
70.1 - greater	31	3485.6
Totals	369	8775

Source: Mesa County Assessors Records 2001

Table 4. New Homes 1990 - 1999

New Homes 1990 - 1999											
Year	90	91	92	93	94	95	96	97	98	99	Percent of Planning Area
# of New Permits	1	2	0	1	3	3	2	2	9	6	64.58

Source: Mesa County Building Department Records

Electrical power is provided by Grand Valley Rural Power Lines.

Roads in the area are both State and County owned and maintained. Highway 65 is a Scenic and Historic Byway and is managed by a non-profit organization, but maintained by the State of Colorado Department of Transportation. County roads are maintained by Mesa County which has a maintenance building/office behind the Community Center in the core area of Mesa (KE Road west of Highway 65 at the intersection of Mesa Street and KE Road).

Students living in the planning area attend Plateau Valley School (K-12), which is the only public school in District 50. There are approximately 583 students enrolled in the district.

Mesa County Sheriff responds to emergencies, while volunteers from the Plateau Valley Fire Protection District are first responders to emergencies and fires. The Colorado State Forest Service, BLM, U.S. Forest Service, and the Plateau Valley Fire Protection District coordinate responses to wildland fires.

Current Zoning

The majority of the Mesa Subarea is zoned by Mesa County as Agricultural Forestry Transitional (AFT). Some properties within the Village of Mesa are zoned for business, commercial or mixed uses.

Village of Mesa Overlay Zone District

AFT zoning was superimposed on the small “city lots” of Mesa in the 1960s without regard to existing land uses and lot sizes. As a result many lots, uses and structures were nonconforming to the AFT zone district. The Village of Mesa Overlay (VMO) zoning district was originally created in 1990 to address the unique circumstances of Mesa. The VMO was modified slightly in 2000 to be more “user friendly” and expanded to cover the entire Rural Community as identified in the 1996 *Mesa Countywide Land Use Plan*. The following is section 4.4.3 of the *Mesa County Land Development Code* as adopted in the year 2000.

Purpose and Jurisdiction

The VMO, Village of Mesa Overlay, District is intended to further the goals and objectives of Mesa County Land Use and Development Policy #9; Land Use Standards: to encourage urban development where adequate services already exist; to simplify the development process in the Overlay District; to recognize the Mesa Sanitation District as the logical growth boundaries for the Mesa rural community, and to strengthen the existing village character of Mesa (Figure 4).

The area included in the VMO district is generally the area contained within the Mesa Water and Sanitation District, and specifically that area shown in the Mesa Countywide Land Use Plan as the rural community of Mesa. Areas annexed by the Mesa Sanitation District subsequent to the adoption of this Code may be included in the Overlay Zone if approved by the Board of County Commissioners as a rezoning request pursuant to Section 3.4 of this Code.

Relationship to Underlying Zoning

Property owners shall have the option of developing in accordance with the underlying zoning or with the VM district standards of this section.

Standards**Residential**

C One dwelling unit per 2,500 square feet minimum lot area is encouraged.

Mobile Homes

C Mobile home parks should not be located along State Highway 65 and KE Road frontages.

Recreational Vehicle (RV) Parks

C RV developments may be located along Highway 65 and KE Road. Proposals must comply with campground standards of this Code.

Business

C A minimum building lot size of 2,500 square feet is required to allow adequate parking, landscaping and circulation.

Mixed Use

C A mixture of both business and residential uses on individual parcels is allowed

along State Highway 65 frontage.

B- 1

C All residential uses and business uses are allowed in the B-1 district.

Building Height

C Maximum building height shall be 35 feet or two stories.

Setbacks

C All structures shall meet or exceed the following setbacks:
front (street): 10 feet from front property line or curb line
sides: 0 feet
rear: 10 feet

Front porches and canopies may extend five feet into the front setback.

Architectural Features

C Western style architecture is encouraged, e.g. liberal use of front porches, wood facades, false fronts, flat and pitched roof structure, non-reflective metal roofing, etc. Front porches are encouraged to be continuous with neighboring structures.

Signs

C Every sign shall be in good proportion and visually integrated with buildings and surrounding uses. Each sign shall be compatible with adjoining premises and should not compete for attention. Use of wall, roof, hanging, and free standing monument signs are encouraged. Proposals must conform with all applicable sign regulations.

Landscaping

C The Landscape Standards of this Land Development Code apply to all new developments.

See Mesa/Powderhorn Plan General Goals, Policies and Implementation Section of this Plan.

MESA SUBAREA POLICIES AND DESIGN GUIDELINES

In addition to the *Village of Mesa Overlay* standards of 1990, residents expressed the desire to incorporate the following guidelines into future planning/development for the Mesa Subarea. These guidelines are separated into two tiers; 1) the Rural Community of Mesa, and 2) all areas outside of the Rural Community.

MESA SUBAREA POLICIES

1. Continue to encourage the use of the Mesa Community Center as a well-defined focal point for the community to hold functions and promote community activities.
2. Continue to recognize that recreation and tourist activities attributed to the Grand Mesa Scenic and Historic Byway are positive influences on the Village of Mesa. Encourage the Village of Mesa to remain an attractive/vibrant community which will benefit from the byway.
3. Promote the Village of Mesa as a community focal point from which to exhibit and sell locally produced agricultural products (area farmers market).
4. Encourage Mesa Area Planning Association (MAPA) and the Colorado Department of Transportation to work together to:
 - C stripe cross walks across Highway 65 at the Post Office, the Wagonwheel Restaurant, and at the intersections of Hwy 65 with KE Road, and
 - C establish appropriate traffic calming techniques such as yellow flashing lights for reduced speed areas through Mesa.
5. Encourage MAPA to be a catalyst for neighborhood involvement and citizen participation in the Village of Mesa.
6. Encourage MAPA to work with CDOT to build a vehicle run-away ramp south of Mesa.
7. Encourage MAPA to be active in review of development proposals.
8. Encourage MAPA and the Colorado Department of Transportation to work together to stripe a bicycle lane on Highway 65 through the Rural Community of Mesa.
9. Ensure that properties that are added to the Mesa Water and Sanitation District boundary are also annexed into the overlay district.
10. Upon approval by the Board of County Commissioners of the 201 study conducted by Sear Brown for Mesa County, recommendations of the study should be considered and funding sources explored to meet the goals of the study.
11. Continue to research the accuracy, and amend zoning districts, within the Mesa Rural Community to ensure that the zoning map accurately reflects historical/previous changes.

MESA RURAL COMMUNITY DESIGN GUIDELINES

Cultural and Paleontologic Resources

- New development should not disturb cultural and paleontologic resources. Consultation with the appropriate land management agency is encouraged to identify means of protecting these resources.

Drainage

- New development should conserve natural drainages and vegetation as:
- open space for wildlife habitat,
- natural buffers between differing land uses, and
- a means to prevent encroaching development from blocking natural flows and causing property damage. Consultation with the Colorado Division of Wildlife is recommended when development property contain natural drainages as identified on the DOW's *Mesa County Wildlife Composite Map* (contained in the appendix of the *Mesa Countywide Land Use Plan*).

Historic Structures

- New development should not remove or disrupt historic, traditional, or significant uses, structures, fences, or architectural elements insofar as practicable.

Landscape modifications

- Creative design is encouraged. New development should be designed to be harmonious with topography of the area and to use scale and character of the surrounding setting. Design should incorporate a variety of irregular, unique lot and building site layouts which are sensitive to the natural features and uses of the land including, topography, ridgelines, viewsheds, riparian areas, wildlife habitat, significant vegetation, and agricultural practices. New buildings and improvements should be located where their construction and access require minimal modification of the natural landscape.
- Minimize lot grading.
- Identify and protect major stands of trees.
- Straw or hay bales used for mulch or erosion control on disturbed areas should be "certified" to help prevent weed infestations.

Lighting

- All new light sources that are located inside of the Rural Community are encouraged to be pedestrian scale/oriented and to use the following guidelines:
- path/sidewalk lighting is encouraged for all new subdivision development,
- lighting poles should not exceed 14 feet in height and design should be consistent with the Western style architectural theme (as identified in the VOM overlay criteria),
- all new pole lighting should be directed downward,
- luminaries/globes should be consistent with the Western style architectural theme,

- C floodlights should not be used to light all or any portion of any building facade between the hours of 10:00 p.m. and 6:00 a.m.,
- C no outdoor light source should be mounted more than 14 feet above the ground,
- existing outdoor light sources are encouraged to follow the design guidelines as opportunities occur to convert them to the guidelines.

Nuisances

- Development-specific guidelines should address noise abatement, parked/derelict vehicles, odors, pets and other nuisances.

Roads

- New roads that are located inside of the Rural Community are encouraged to be pedestrian oriented,
- the Regional Transportation Planning Office should review new development to identify issues and concerns,
- the use of shared driveways is encouraged to minimize access points to county roads,
- ensure the provision of and maintenance of adequate drainage systems in new development in conformance with adopted applicable standards.

Signage

- New signage in the Rural Community should comply with the following guidelines:
- a Western style architectural theme is encouraged (colors, textures, lighting, text, etc.),
- monument signs are preferred to pole signs,
- pole signs should not exceed 12 feet in height,
- white lighting is favored over neon signs,
- flush mounted signs should not extend above the height of the building they are mounted on.

Utilities

- New telecommunication equipment should be located on existing structures where possible,
- New utilities should be placed underground where practicable,
- All utility poles, towers, lines, etc. should be non-reflective material.

Water

- It is the goal to have a central water provider provide potable domestic water to the community.
- Water conserving practices and devices should be used in all developments.
- Irrigation water should be conserved by limiting the amount of area to be landscaped with non-indigenous plant materials.
- Wet and boggy areas should only be drained if necessary and with appropriate permitting.

Wastewater

- Until an enlarged and improved central wastewater treatment facility is available, individual

sewage disposal systems may only be installed with County Health Department approval. Careful design is necessary to avoid potential contamination of any existing surface or ground waters.

DESIGN GUIDELINES FOR ALL AREAS OUTSIDE OF THE RURAL COMMUNITY

Architectural guidelines are encouraged outside the Mesa Rural Community.

Cultural and Paleontologic Resources

- New development should not disturb cultural and paleontologic resources. Consultation with the appropriate land management agency is encouraged to identify means of protecting these resources.

Drainage

- New development should conserve natural drainages and vegetation as open space for wildlife habitat (Consultation with the Colorado Division of Wildlife is recommended when development property contain natural drainages as identified on the DOW's *Mesa County Wildlife Composite Map*), natural buffers between differing land uses, and a means to prevent encroaching development from blocking natural flows and causing property damage.

Historic Structures

- New development should not remove or disrupt historic, traditional, or significant uses, structures, fences, or architectural elements insofar as practicable.

Landscape modifications

- Creative design is encouraged. New development should be designed to be harmonious with topography of the area and to use scale and character of the surrounding setting. Design should incorporate a variety of irregular, unique lot and building site layouts which are sensitive to the natural features and uses of the land including, topography, ridgelines, viewsheds, riparian areas, wildlife habitat, significant vegetation, and agricultural practices. New buildings and improvements should be located where their construction and access require minimal modification of the natural landscape.
- Minimize lot grading.
- Identify and protect major stands of trees.
- Straw or hay bales used for mulch or erosion control on disturbed areas should be "certified" to help prevent weed infestations.

Lighting

- All light sources that are located outside of the Mesa Rural Community should meet the following standards:
 - C floodlights should not be used to light all or any portion of any building facade between the hours of 10:00 p.m. and 6:00 a.m.,
 - C no outdoor light source should be mounted more than 35 feet above the ground, and
 - C all outdoor light sources mounted on poles or buildings or trees to illuminate streets, sidewalks, parking lots, or other outdoor areas between the hours of 10:00 p.m. and 6:00 a.m.

shall use full cutoff light fixtures¹ (agricultural operations are exempt).

Livestock

- The use of Highway 65 and County Roads as a livestock drive way should be continued.

Roads

- New roads that are constructed outside of the Mesa Rural Community are encouraged to be pedestrian friendly.
- The Regional Transportation Planning Office should review new development to identify issues and concerns.
- The use of shared driveways is encouraged to minimize access points to County and State roads.
- Ensure the provision of and maintenance of adequate drainage systems in new development in conformance with adopted applicable standards.

Signage

- Signage should be limited to allowed residential and agricultural identification signs per the *Mesa County Land Development Code* standards.
- Such signs must fit the rest of the area in terms of color, size, and method of display.
- Any sign erected must be maintained while information is current or removed when no longer valid.
- Commercial signs advertising businesses off site are not allowed within the AFT and AF35 zone district. New signage outside of the Mesa Rural Community when permitted, should conform to the guidelines set forth for the Mesa Rural Community.

Utilities

- Communication towers, poles, wires, etc.
- New telecommunication equipment should be located on existing structures where possible.
- New utilities should be placed underground where practical.
- All utility poles, towers, lines, etc. should be non-reflective material.

Water

- Water conserving practices and devices should be used in all developments.
- Irrigation water should be conserved by limiting the amount of area to be landscaped with non-indigenous plant materials.
- Wet and boggy areas should only be drained if necessary and with appropriate permitting.

Sewer

- Individual sewage disposal systems may only be installed with County Health Department approval. Careful design is necessary to avoid potential contamination of any existing surface of ground waters.

¹Full cutoff light fixture is a light fixture in which no more than 2.5 percent (two and one half) of its total output is emitted above 90 degrees from the vertical pole or building wall on which it is mounted.

Vegetation

- Vegetation (native and desirable non-native plant species) is an important element of the aesthetic character and economic base (grazing and hunting) of the Mesa area. Weed control plans should be submitted to the Mesa County Pest and Weed Inspector for any projects causing disturbance in existing or new rights-of-way,

- Straw or hay bales used for mulch or erosion control on disturbed areas should be certified to help prevent weed infestations,

- New development should be reviewed by the County Pest and Weed Inspector to:
 - C Identify if weed problems exist and work with home owners associations and landowners to develop integrated pest management strategies for common open spaces or open lands.
 - C Review revegetation/reclamation projects to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites.
 - C Review utility easement revegetation and reclamation proposals to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites.
 - C Review telecommunications tower revegetation reclamation proposals to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites.

- Wildfire prevention measures should be identified and reviewed for appropriate approvals in each new development. Ground cover and weed control as well as defensible space and general clean up should be addressed in specific guidelines.

HIGHWAY 65 CORRIDOR SUBAREA POLICIES & DESIGN GUIDELINES

Subarea Boundaries

The Subarea's northern boundary is IE Road. The southern boundary is about one mile south of the Old Grand Mesa Highway (FE ½ Road) which is nearly one mile north of Powderhorn Resort. The east and west boundaries extend approximately 2 miles either side of Highway 65. The Subarea contains about 16.5 square miles, of which fifty percent is managed by the BLM and Forest Service (Figure 5).

Present Character

The Highway 65 Corridor Subarea is primarily ranch land and large lot rural and recreational homesites. Development types range from custom built homes on large lots to manufactured homes on smaller lots. Historic farms and ranchsteads (dating from the 1880s), remain significant landmarks in the area. Mesa and Coon Creeks drain the area from south to north. Irrigation ditches and laterals cross the planning area from southwest to north and supply water to area residents, area agricultural operations, and the Grand Valley.

Foothills and the north slopes of the Grand Mesa dominate the Subarea topography. Pinyon-Juniper, sagebrush and oak brush are the most prevalent vegetation communities in the area. Riparian corridors, wetlands, native and non-native pasture land and hay fields are also abundant in the lower reaches of the Subarea. The abundance of vegetation and diverse topography provide for wildlife habitat, open space, natural storm water drainage channels throughout the Subarea.

Summary of Growth Trends and Development Patterns

Land ownership in the Subarea is about an equal mix of private and public land. The BLM manages about 28 percent or about 2,174 acres, while the Forest Service manages about 40 percent or about 3,102 acres of the Subarea. There are 162 private parcels in the planning area, they range in size from under ½ acre to 730 acres, with the mean size being 48 acres (Figure 5). (Land ownership maps are contained in this plan's appendix.) As of the date of this plan there were 54 existing residences in the Subarea. A review of building permits within the planning area show sporadic residential development between 1990 and 1999. The Highway 65 Corridor Subarea has seen 11 new permits between 1990 and 1999; which is 23 percent of the building permits issued for the entire planning area (Table 6).

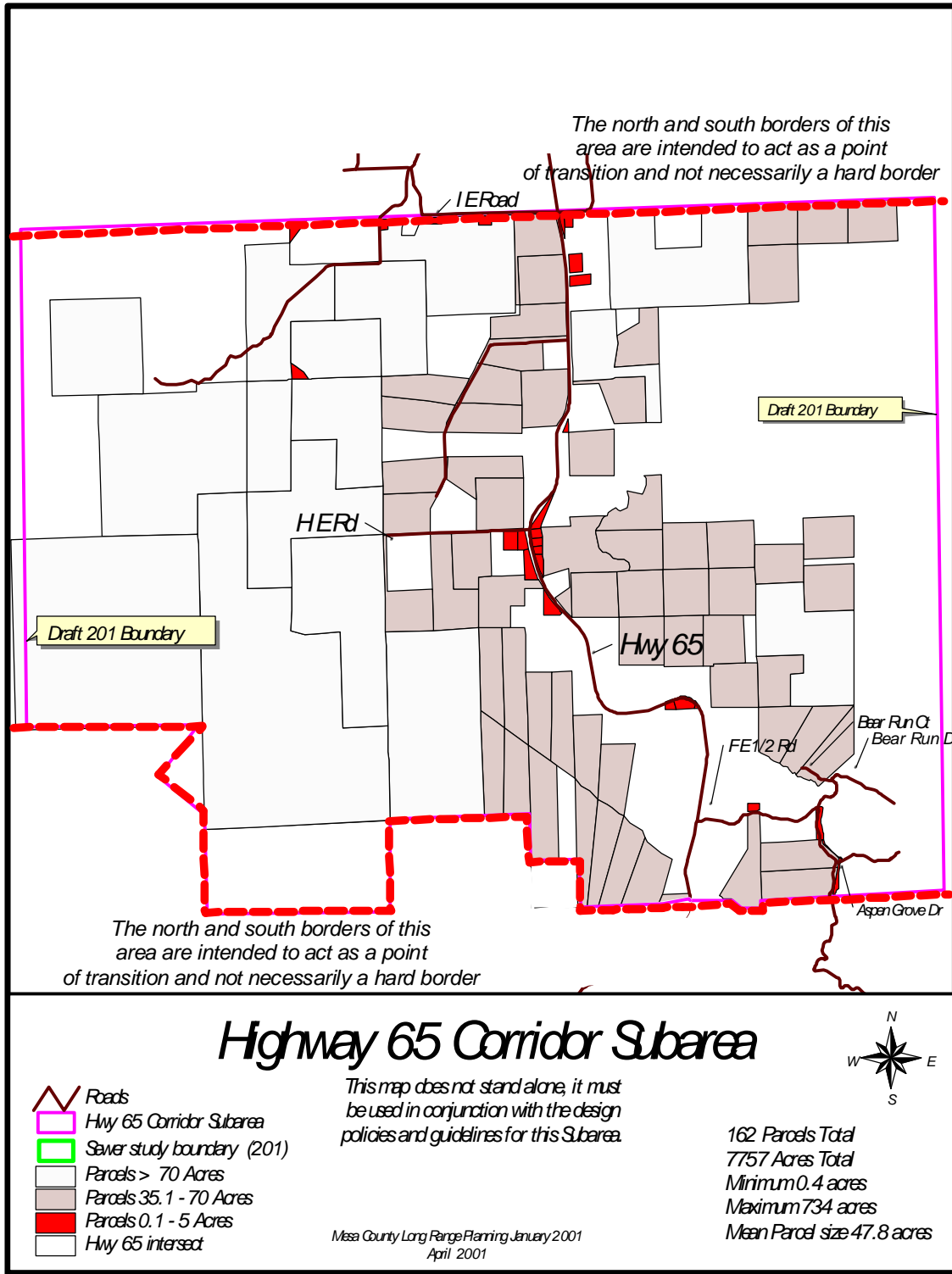


Figure 5. Highway 65 Corridor Subarea Boundaries

Table 5. Parcel Size Range

Parcel Size Range (Acres)	# Parcels	# Acres
Up to 5	26	67.6
5.1 - 35	59	1371
35.1 - 70	61	2393.4
70.1 - greater	16	3925
Totals	162	7757

Source: Mesa County Assessors Records 2001

Table 6. New Homes 1990 - 1999

Year	90	91	92	93	94	95	96	97	98	99	Percent of Planning Area
# of New Permits	0	1	0	4	2	0	0	0	2	2	22.9

Source: Mesa County Building Department Records

Existing Services and Facilities

Electrical power is provided by Grand Valley Rural Power Lines.

The Subarea does not have a water or sanitation district to provide domestic water or wastewater treatment services to residents. Individual wells and cisterns provide domestic water in the area. The Mesa Creek drainage is considered “overappropriated” by the State Water Resources Division (State Engineer’s Office in Glenwood Springs). Well permits are issued by the State Engineer’s Office.

Concurrent with this study, Mesa County hired an engineering firm to conduct a “201 Facility Study” to evaluate sewage treatment alternatives over a 20-30 year time frame for much of the Mesa/Powderhorn Planning Area. The study did not include lands east of Highway 65 within the Highway 65 Corridor Subarea. The residents of the Planning Area do not support the concept of regional sewage treatment outside of the two Rural Communities of Mesa and Powderhorn. Because of high ground water and soil conditions the Mesa County Health Department often requires engineered Individual Sewage Disposal Systems (ISDS), in the Subarea.

Mesa County Sheriff responds to emergencies, while volunteers from the Plateau Valley Fire Protection District respond to structure fires. The Colorado State Forest Service, BLM, U.S. Forest Service, and the Plateau Valley Fire Protection District respond to wildland fires.

Roads in the area are both State and County owned and maintained. Highway 65 is a Scenic and Historic Byway which is managed by a non-profit organization, but maintained by the State of Colorado Department of Transportation. County roads are maintained by Mesa County which has a maintenance building/office behind the community center in the Village of Mesa (KE Road west of Highway 65 at the intersection of Mesa Street and KE Road).

Students living in the planning area attend Plateau Valley School (K-12), which is the only public school of District 50. There are approximately 583 students enrolled in the district.

Current Zoning

The entire Highway 65 Corridor Subarea is zoned by Mesa County as Agricultural Forestry Transitional (AFT). This zone classification permits a maximum of 1 dwelling unit per five acres.

See Mesa/Powderhorn Plan General Goals, Policies and General Implementation Section of this Plan.

HIGHWAY 65 CORRIDOR SUBAREA POLICIES AND DESIGN GUIDELINES

PURPOSE

This section of the plan is intended to offer policies and guidelines for the future development of this Subarea with the intention of retaining the existing character of the land. Harmony between man and nature is of great concern to the residents of the Subarea. Their primary goal is to maintain the rural feeling without extreme restriction. The purpose of these policies and guidelines is to provide a framework for each development within the Highway 65 Corridor Subarea to create its own covenants and specific design guidelines.

POLICIES AND DESIGN GUIDELINES

Architecture

- C The desired look for the area is one of western style with decks, porches, and natural colors.
- C Structures should be built no taller than 2 stories and a maximum of 35 feet in height.

Business

- C Non-agricultural, commercial businesses are not desirable and do not fit the intended rural character of the area.
- C Mobile home and recreational vehicle park businesses have the impact of high density residential development and are out of character with the area.
- C Home businesses are possible if they fit these guidelines and meet *Mesa County Land Development Code* standards.

Cultural and Paleontologic Resources

- C New development should not disturb cultural and paleontologic resources.

Electrical and Telecommunication Utilities

- C Utility poles, towers, conductors, etc. should be non-reflective material.

Environmental

- C Wet boggy areas, migration routes, wildlife habitat, public land access, should all be maintained and protected.
- C At all times, domestic pets should be controlled.
- C Outdoor lighting must meet the *Mesa County Land Development Code* standards for full cut-off fixtures and hours (agricultural uses are exempt) to prevent artificial light disturbance.
- C Wildfire prevention measures should be identified and reviewed for appropriate approvals in each new development. Ground cover and weed controls as well as defensible space and general area clean up should be addressed in specific guidelines.

Historic Structures

- C New development should not remove or disrupt historic, traditional, or significant uses, structures, fences, or architectural elements insofar as practical.

Landscape Modifications

- C Creative design is encouraged. New development should be designed to be harmonious with topography of the area and to use scale and character of the surrounding setting. Design should incorporate a variety of irregular, unique lot and building site layouts which are sensitive to the natural features and uses of the land including, topography, riparian areas, wildlife habitat, significant vegetation, and agricultural practices.
- C New buildings and improvements should be located where their construction and access require minimal modification of the natural landscape.
- C Minimize lot grading
- C Identify and protect major stands of trees

Livestock

- C Encourage owners of ranch land and new parcels to work together to establish a transition from the open range concept to livable space with controlled livestock.
- C The use of Highway 65 and County roads as a livestock drive way should be continued in cooperation with Subarea landowners.

Residential

- C New development proposals should demonstrate how the proposal will be compatible with existing land uses, densities, and the character of the Subarea.
- C Clustering of homes on lots smaller than 5 acres may be appropriate only if compatibility is demonstrated.
- C In order to maintain the rural, low density character of the area, voluntary donation, sale or transfer of development rights is encouraged.
- C Where minimum lot sizes of 35 acres are desirable by property owners, such owners are encouraged to consult with the Mesa County Technical Resource Advisory committee to consider:
 - C voluntary bulk rezones of multiple properties from Agricultural Forestry Transitional (AFT) to Agricultural Forestry 35 (AF35);
 - C deed restrictions,
 - C conservation easements, and
 - C other voluntary land conservation techniques.

Signs

- C Signage should be limited to allowed residential and agricultural identification signs per the *Mesa County Land Development Code* standards.
- C Such signs must fit the rest of the area in terms of color, size, and method of display.
- C Any sign erected must be maintained while information is current or removed when no longer valid.

- C Commercial signs advertising businesses off site are not allowed within the AFT and AF35 zone district.

Transportation

- C Private and public roadways shall be maintained in safe, usable condition for year-round travel when multiple properties are concerned. These roadways shall be surveyed, developed, and recorded to guarantee all homeowners have access to their parcels. For new development, access to suitable building sites should be available and indicated on the survey.
- C The Mesa County Regional Transportation Planning Office should review new development to identify issues and concerns.
- C The use of shared driveways is encouraged to minimize access points to county roads and Highway 65.
- C Development of roads must meet *Mesa County Standard Specifications for Road and Bridge Construction*.
- C Private driveways should include drainages, 4 to 6 inches of rock base and be a minimum of 14 feet in width to allow vehicles to pass.
- C Any walkways and bike paths are encouraged to be separate from the roadways.

Vegetation

- C Vegetation (native and desirable non-native plant species) is an important element of the aesthetic character and economic base (grazing and hunting) of the Highway 65 area. Weed control plans should be submitted to the Mesa County Pest and Weed Inspector for any projects causing disturbance in existing or new rights-of-way.
- C Straw or hay bales used for mulch or erosion control on disturbed areas should be certified to help prevent weed infestations. New development should be reviewed by the County Pest and Weed Inspector to:
- C identify if weed problems exist and work with home owners associations and landowners to develop integrated pest management strategies for common open spaces or open lands,
 - C review revegetation/reclamation projects to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites,
 - C review utility easement revegetation and reclamation proposals to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites,
 - C review telecommunications tower revegetation reclamation proposals to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites.

Water

- Conservation of water is very important now and in the future.
- Natural landscaping and low consumption fixtures are encouraged.

Wastewater

- Community collection and treatment of sewage is not recommended for this Subarea. If regional sewage collection and treatment facilities are ever developed in this Subarea, developments along the lines should be encouraged to connect to the service.
- Individual sewage disposal systems may only be installed with County Environmental Health Division approval. Careful design is necessary to avoid potential contamination of any existing surface of ground waters.

POWDERHORN SUBAREA POLICIES, DESIGN GUIDELINES & IMPLEMENTATION

Subarea Boundaries

The Powderhorn Subarea is located approximately 12 miles south of the intersection of Highway 330 and Highway 65 and 10 miles south of the Post Office in the Village of Mesa. The area encompasses about 2,381 acres (3.7 square miles) and lies on the north slopes and lower rim of the Grand Mesa (Figure 6).

Present Character

The “Powderhorn Subarea or Neighborhood” (Subarea) is anchored by the Powderhorn Resort complex whose development and concepts were originally approved by the US Forest Service and Mesa County in 1984. Further refinements and planning have taken place with respect to the Powderhorn Resort with the most current Master Development Plan being in the final stages of review and approval by the US Forest Service (such approval expected in the late fall of 2001).

The Subarea is unique as to its location on the north slopes and rim of the 10,000 foot Grand Mesa, its proximity to the Grand Mesa National Forest, and its relative nearness to the major population base of Grand Junction and the Walker Field Airport accessible via State Highway 65 and Interstate 70. Powderhorn Resort of Mesa County is a major asset as a moderately priced, family-oriented, downhill and cross-country ski area and alpine recreation center.

Development types in the area range from custom built homes on large lots to summer cabins on smaller lots. Historic ranchsteads (dating from the 1880s) remain significant landmarks in the area. As of the date of this plan, there are three approved developments within the Subarea: Wildewood (at Powderhorn Resort), Powder Ridge (adjacent to the Wildewood subdivision) and Horizon Estates (adjacent east of Powder Ridge). The Subarea has potential for other subdivisions and for substantial growth as a moderately priced residential community. The major limiting factors to such growth are fresh water availability and sanitary wastewater collection and treatment. Well planned, managed and controlled growth can provide a major economic stimulus to Mesa County as a regional tourist destination as well as a source of tax revenue to the county resulting from permanent construction and residency.

Natural features include a wide variation of vegetation communities – deciduous and evergreen forest, riparian corridors, wetlands, and native and non-native pasture land. The abundance of vegetation and diverse topography provide wildlife habitat, open space, and natural storm water drainage channels throughout the Subarea. As growth occurs potential wildlife conflicts in the area (e.g, bears, mountain lions, coyotes, elk, deer, rodents) increase.

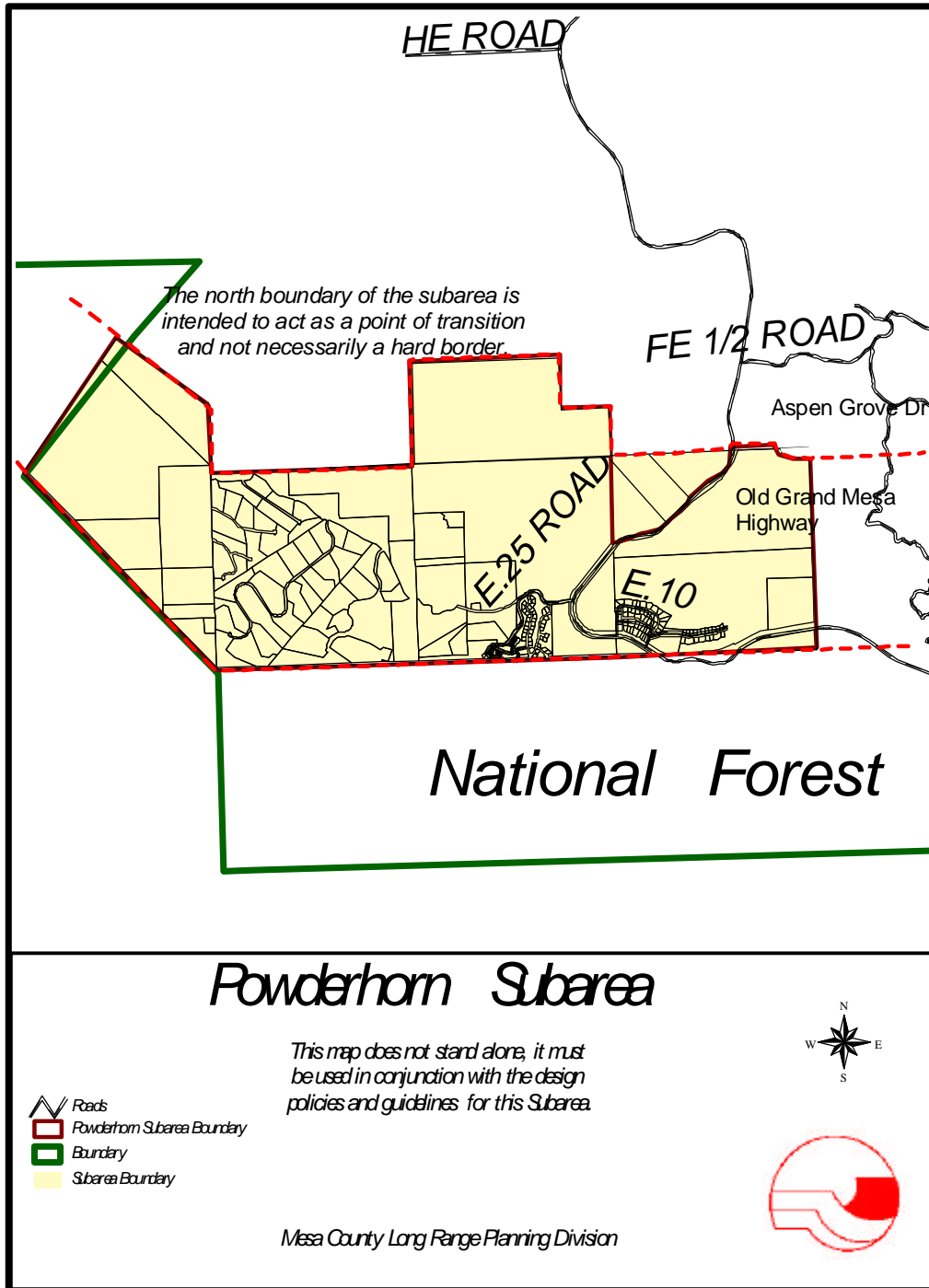


Figure 6. Powderhorn Subarea Boundaries

Summary of Growth Trends and Development Patterns

There are over 300 private parcels in the planning area ranging in size from less than 1/2 acre to over

560 acres, with the average size being about 11 acres (Table 7). (Land ownership maps are contained in this plan's appendix.)

According to the Mesa County Assessor's records in 2000, there were about 115 existing residential structures in the Subarea. Housing types include more than 20 homes in Horizon Estates, which was originally recreational lots and now includes several year round residences. There are about 80 condominium units at the base of Powderhorn resort. There Subarea also has a few scattered recreational properties with cabins.

A review of residential building permits within the planning area shows slow development between 1990 and 1999. The Powderhorn Subarea has seen 6 new permits between 1990 and 1999 (Table 8).

Table 7. Existing Parcels

Parcel Size Range (Acres)	# Parcels	# Acres
0.06 - 5	244	82.1
5.1 - 35	60	683.7
35.1 - 70	3	117.4
70.1 - greater	11	1498
Totals	318	2381.2

Source: Mesa County Assessors Records 2001

Table 8. New Homes 1990 - 1999

Year	90	91	92	93	94	95	96	97	98	99	Percent of Planning Area
# of New Permits	0	0	0	0	2	0	0	1	1	2	12.5

Source: Mesa County Building Department Records

Existing Services and Facilities

Electrical power is provided by Grand Valley Rural Power Lines. Mesa County Sheriff responds to emergencies, while volunteers from the Plateau Valley Fire Protection District are first responders to emergencies and fires. The Colorado State Forest Service, BLM, U.S. Forest Service, and the Plateau Valley Fire Protection District respond to wildland fires.

The core of the Subarea (approximately 800 acres) is serviced by the two Powderhorn Metropolitan Districts which were formed in the mid 1980s to provide water, sewer, roads, and fire protection to the resort area with the expectation of expansion to service the entire Subarea in the future.

Potable, domestic water is obtained by residents through a variety of sources ranging from a fully sustainable water treatment plant under the auspices of the Powderhorn Metropolitan Districts to wells, springs, and cisterns filled by the individual homeowner.

Mesa County supports and has adopted a “non-proliferation” policy to discourage multiple, small and scattered sewage treatment systems because of the difficulty of regulating and managing such systems. As of the date of this plan, only the Powderhorn Resort is serviced by a limited-capacity sewer treatment facility, whereas all remaining residents of the Subarea maintain individual sewage disposal systems (ISDS). Because of high ground water and soil conditions the Mesa County Health Department often requires engineered ISDSs in the Subarea. The Powder Ridge development was approved to use a modified septic system known as a "STEP" system whereby only liquid effluent is discharged into the Metropolitan District sewer system. All solids generated in the STEP system remain at the point of generation and are pumped on an as-needed basis.

Concurrent with this planning effort, Mesa County hired an engineering firm to conduct a “201 Facility Study to evaluate sewage treatment alternatives over a 20-30 year time frame for the entire Mesa/Powderhorn Planning Area. The Powderhorn sewage treatment plant is nearing capacity and will need to be expanded to service additional development in the Subarea.

Roads in the area are either State, County, or Powderhorn Metropolitan District owned and maintained. Highway 65 is a Scenic and Historic Byway and is managed by a non-profit organization, but maintained by the State of Colorado Department of Transportation.

Students living in the planning area attend Plateau Valley School (K-12) in Plateau City, which is the only public school in District 50. There are approximately 583 students enrolled in the district.

Current Zoning

The lands within the Powderhorn Subarea are zoned Agricultural Forestry Transitional (AFT) or Planned Unit Development (PUD). The PUDs allow mixed uses and include the Powderhorn Resort Properties, Powder Ridge Development and the Grand Mesa Project and encompass over 800 acres.

See Mesa/Powderhorn Plan General Goals, Policies and General Implementation Section of the Plan.

POWDERHORN SUBAREA POLICIES AND DESIGN GUIDELINES

PURPOSE

In order to formalize the desires of the residents of the Subarea and to provide for managed planning and growth within the Subarea, these “Design Policies and Guidelines” are based on recommendations of a committee composed of representative members of the Subarea. Its main purpose is to preserve the visual appeal, environmental protection and the consistency of effort within the boundaries of the Subarea.

POWDERHORN SUBAREA POLICIES

- C Land uses must:
 - C be coordinated to encourage a cohesive look among the structures within each specific development,
 - C encourage clustering as a village core, and
 - C not randomly fill in the open space throughout the Subarea.

- C This plan encourages Planned Unit Developments but does not require “city-type”(urban) residential densities and uses.

- C Specifically encouraged land uses within the Subarea include: agricultural, commercial, residential, recreation (to include, but not limited to skiing, golf, equestrian) and open-space.

- C An Architectural Control Committee for the Subarea will be formed and will include representatives of all developments/property owners within the Subarea. This ACC will be responsible to ensure that all development and construction within the Subarea conforms to these generalized design guidelines. This organization should also review and comment on development projects that occur within the Subarea.

- C Specific guidelines must be developed for each development within the Subarea in a manner which will not limit creative site planning or creative building design; however, construction must be conventional in design and without unorthodox appearance.

- C Development-specific guidelines must establish standards that will provide a visual continuity, cohesiveness, and identity for all structures within the development.

- C Upon approval by the Board of County Commissioners of the 201 study conducted by Sear Brown for Mesa County, recommendations of the study should be considered and funding sources explored to meet the goals of the study.

POWDERHORN SUBAREA DESIGN GUIDELINES

Purpose

As of the date of this plan, Powderhorn Resort (including Wildewood subdivision) has in place design guidelines, Covenants Conditions and Restrictions (CCRs), and building restrictions. Powder Ridge also operates under recorded CCRs and design guidelines. Horizon Estates does not have CCRs nor design guidelines. None of the other undeveloped areas within the Subarea have recorded guidelines. The purpose of these guidelines is to provide a framework for each development to create its own covenants and design guidelines.

Architecture

- C Each development included in the Subarea should establish an “Architectural Control Committee” (ACC) consisting of developers and/or homeowners for the purpose of ensuring visual continuity and cohesiveness of new development in the area and reviewing and approving architectural design within the boundaries of such development. In the event that such a committee is not formed, the Architectural Control Committee for the overall Subarea will act as such an ACC before building permits are issued by the County.
- C Architectural standards and CCR’s for specific developments should address appropriate building types and styles.
- C Each structure should be designed in such a manner as to be compatible with other units in the area, yet to avoid uniformity and lack of variety in structural designs.
- C Mesa County Building Code requirements include mandatory fire-resistant roofing materials within all areas rated as a medium or higher wildfire hazard. All development within the Subarea should meet the same requirements regardless of wildfire hazard rating.
- C All new construction should be designed in a manner consistent with the aesthetics and functions of a mountain environment.
- C The appropriate ACC should review and approve individual building plans and renderings for compliance with adopted architectural standards and CCRs prior to submitting building permit applications to Mesa County for review. Evidence of ACC approval should accompany all building permit applications.

Cultural and Paleontologic Resources

- C New development should not disturb cultural and paleontologic resources. Consultation with the appropriate land management agency is encouraged to identify means of protecting these resources.

Electrical and Telecommunication Utilities

- C Utility poles, towers, conductors, etc. should be non-reflective material.

Environmental

- C Existing terrain should be preserved as much as possible.
- C There should be no net loss of wetlands as a result of development.
- C No disruption of wetlands will be allowed without proper oversight and approvals by proper

authorities.

- C Major stands of trees should be identified and cut only as necessary for approved construction projects (to include building envelopes and roads), safety, or designated forest management plans.
- C Household pets should be controlled.
- C Forest fire prevention measures should be identified and reviewed for appropriate approvals in each development. Ground cover and weed control as well as “defensible space” and general area cleanup should be addressed in specific development guidelines.
- C Reclamation and landscaping must follow the *Mesa County Land Development Code* landscape standards.
- C Vegetation (native and desirable non-native plant species) is an important element of the aesthetic character and economic base (grazing and hunting) of the Mesa area. Weed control plans should be submitted to the Mesa County Pest and Weed Inspector for any projects causing disturbance in existing or new rights-of-way.
- C Straw or hay bales used for mulch or erosion control on disturbed areas should be certified to help prevent weed infestations.
- C New development should be reviewed by the County Pest and Weed Inspector to:
 - C identify if weed problems exist and work with home owners associations and landowners to develop integrated pest management strategies for common open spaces or open lands,
 - C review revegetation/reclamation projects (including but not limited to, new construction, utility easement, and telecommunication tower projects) to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites.

Historic Structures

- C New development should not remove or disrupt historic, traditional, or significant uses, structures, fences, or architectural elements insofar as practicable.

Lighting

- C Outdoor lighting must meet or exceed the *Mesa County Land Development Code* standards for full cut-off fixtures and hours (agricultural uses are exempt) to prevent artificial light disturbance.
- C Construction and development plans should include the effects of light pollution within the specific guidelines of each project. Minimum intensity lighting, aimed toward the ground should be the standard.

Livestock

- C The use of Highway 65 and County roads as a livestock driveways should be continued.

Nuisances

- C Development-specific guidelines should address noise abatement, parked/derelict vehicles,

odors, pets and other nuisances.

Signs

- C A unified sign program should be developed that will encompass street, directional, advertising, and identification signs. Each approved development within the Subarea will designate a unified signage plan that differentiates itself from all other developments, however maintains a commonality of design, i.e. signage will be of “directory” nature at all major intersections and appropriate locations. Signage plans should be approved by the development’s ACC before submittal of individual sign permits applications to Mesa County. Evidence of ACC approval should accompany sign permit applications.

Transportation

- C Development-specific guidelines should take into account alternative methods of access to the ski slopes such as pedestrian walks, paths, malls, and shuttle buses when appropriate.

Water

- C It is the goal to have a central water provider provide potable water to the community.
- C Water conserving practices and devices should be used in all developments.
- C Irrigation water should be conserved by limiting the amount of area to be landscaped with non-indigenous plant materials.
- C Wet and boggy areas should only be drained if necessary and with appropriate permitting.
- C New development must provide required fire flow and protection pursuant to the requirements of the *Mesa County Land Development Code*.

Wastewater

- C Until an enlarged and improved central regional wastewater treatment facility is available, individual sewage disposal systems may only be installed with County Health Department approval. Careful design is necessary to avoid potential contamination of any existing surface or ground waters.