

East Valley News

August 2007

Clifton Main Street Project



Cross Orchards Living History Farm

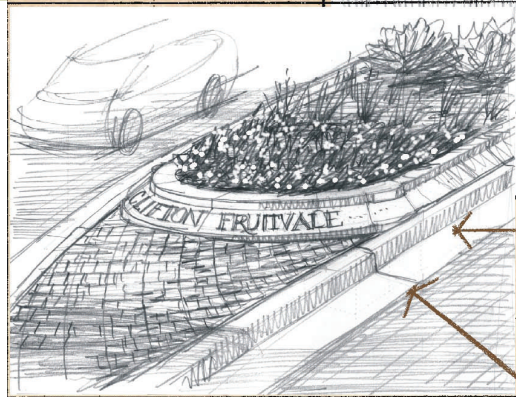
Action steps related to Economic Development, Land Use and the Main St. Project have been rolled into the Economic Development committee. The majority of the focus at this time is on the Old Town Clifton- Main Street Project.

The County recently hired THK Consulting, to help work through the process of a redevelopment of the Main St. F Road Corridor, between the I-70 Business Loop and 33 Rd. This project includes an extensive market analysis with assistance in business expansion and relocation to the area.

The first public forum for the Old Town Clifton- Main St. Project was held July 26th and the second round was held August 21-23. The August meetings included an all day Open Design Studio for citizens to comment on design options which allowed the designers to modify them immediately. These designs integrated community form, traffic circulation and architecture. The three day event ended with a public forum where the final designs were presented.

A cornerstone piece of this process is the market analysis. This analysis was completed in August and includes projected growth and development trends in the Old Town Clifton area including residential growth and commercial retail trends. For more information about this process go to:

www.mesacounty.us/planning/cliftonimplementation2007.aspx



Enterprise Zone

The state Economic Development Council approved Mesa County's proposal to expand the Enterprise Zone to the Clifton/Fruitvale area. This means the Business Incubator Center (BIC) is now available to provide assistance for tax incentives for eligible businesses.

Several business tax credits exist for businesses within the Enterprise Zone. Some of them include:

- 3% Investment Tax Credit:
- \$500 Job Tax Credit
- \$200 Job Tax Credit for Employer sponsored Health Insurance
- 10% Job Training Credit
- Credit to Rehabilitate Vacant buildings
- Research and Development Tax Credit

For a map of the Zone area or other information regarding the benefits of the Enterprise Zone call 243-5242 or go to their web site www.gjincubator.org

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For more information about any of the implementation efforts of the Clifton / Fruitvale Community, contact Janet Rowland at 244-1606 or janet.rowland@mesacounty.us

Neighborhood

The Housing Committee has merged with the Neighborhood Committee and it is jointly chaired by Donna Ross, Lori Rosendahl and David Arnold. This committee has been very busy these last few months.

Neighborhood Tool Kits

Among other things this committee has developed a Tool Kit for neighborhoods. These Tool Kits are free and include a wealth of information including:

- How to start a Neighborhood Association or a Home Owners Association,
- How to start a Neighborhood Watch,
- How to start a Neighborhood Clean Up Project including Frequently Asked Questions about Code Enforcement,
- How to host a Neighborhood Night Out,
- And much more!

Members of the committee are available to speak to individual neighborhoods about a variety of issues.

Neighborhood Night Out Party



On August 7th, the Neighborhood Committee hosted a Neighborhood Party on Topaz Dr. as a part of National Night Out.

The Party included free ice cream, games, prizes, a tour of a Fire Truck from Clifton Fire Department

and a visit from McGruff the Crime Dog. Nearly 50 people attended, in addition to the staff and volunteers.



More Neighborhood Parties are planned throughout the summer and fall. To request a party in YOUR neighborhood contact Donna Ross at 244-1724 or donna.ross@mesacounty.us.

For more information about the committee, to request speakers for a neighborhood meeting, to obtain a Neighborhood Tool Kit or to request a Neighborhood Party contact Donna Ross at donna.ross@mesacounty.us or 244-1724.

Transportation

The action steps in the transportation realm depend largely on available funding and competing priorities around Mesa County. The Transportation Committee is preparing a detailed report that provides an idea of what is programmed and planned to happen with the Clifton/Fruitvale multi-modal transportation system over the next six years. It will also detail what was accomplished in relation to the implementation effort in 2007.

Highlighted this month is the grand opening of the Clifton Transfer Point of the Grand Valley Transit (GVT). On July 23, 2007 local officials rode a GVT bus to the new transfer site and rode through a grand opening ribbon to celebrate the event. We

would also like to thank CSU Tri-River Extension for the low-water use landscaping that was used on the site. It looks great.



For more information contact Tom Fisher at 244-1788

Community Services

This committee is currently chaired by Laura Elders, Director of the Family Center at Clifton Elementary School. Beginning in the 2007/08 school year Clifton Elementary and CSU Tri-River Extension along with various local resources will provide a program for families from Clifton Elementary where they can learn to help their children succeed educationally, build stronger families and ultimately a stronger community.

The program will have four basic components:

Nutrition- each night the program is offered, a meal will be provided to help support busy and often overburdened families, making it easier for them to attend.

Resources- local resources specific to the topic being covered will be available for parents at the event.

Education- Information will be presented through interactive activities and additional information will be available for parents to take home with them.

Practice- each night the topic will be summarized by an activity that the families and the teachers can do together that will allow parents to practice what they have learned.

A sample program for Reading at Home:

The evening will begin with a family dinner. The parents will go into one room and learn about when and where they can incorporate reading times into their child's life, how to build in a consistent reading time at bedtime for their child, how to help young or struggling readers without creating tension and resistance. A large variety of reading materials will be available for young and old.

During that same time the children will be in another classroom and will learn about how to designate a place in their bedroom that can become their 'reading spot'. They will also be encouraged to use items they already have to create a reading spot so that they have something to sit on, a place to store books and a light.

At the end of the evening the parents and children will come back together and develop a "contract" for reading. As they leave the parents will be provided with information about the various resources available such as the library (including ability to sign up for a library card), reading levels and scholastic book club information.

For more information contact Laura Elders at 254-4760 or laurae@mesa.k12.co.us

Public Safety

This committee is working on landscape design guidelines to help prevent criminal activity. Guidelines will be available for both existing buildings as well as new development. Various options for landscape designs have been gathered and will be reviewed by members of this committee as well as local businesses, builders and developers. The results of this effort will be recommended to the Mesa County Commissioners.

To volunteer for this work group or for more information contact Trish Mahre-255-5040 trish.mahre@mesacounty.us

Historic Preservation

Zeb Miracle with the Museum of Colorado briefed the Board of County Commissioners on options for an historical designation. This will most likely cover all of the county and Zeb will discuss with existing local historical registers and the Historical Society how we can all work together.

In the end a county wide historical designation should be a benefit to property owners in the Clifton/ Fruitvale area. A county designation can help secure state and national designation which allows property owners to apply for various grants for rehabilitation.

If you would like more information or are interested in volunteering with this project please contact Zeb Miracle at zmiracle@westcomuseum.org.



Mesa County
PO Box 20000
Grand Junction, CO 81502

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janet.rowland@mesacounty.us

Governance

At the heart of the efforts to redevelop the Clifton/Fruitvale area is the discussion of the future governance of the area.

The Clifton/Fruitvale study area is home to 14,000 residents and the entire unincorporated area on the east end of the valley is home to approximately 37,000 residents. Most of these residents are asking for things such as sidewalks, street lights, parks and urban levels of law enforcement. These are things that counties are not designed or funded to provide. But there are governance options for providing those types of amenities.

Options for governance include:

- Forming a new municipality
- Annexing into an existing city,
- Forming a Public Improvement District, or
- Making no changes at all and continue with the current amenities.

If any changes are made in the Clifton/Fruitvale area it will be up to the people of this area to decide and it will be decided by a vote of the people.

Information about the various options for governance will be presented at a

**Community Meeting
August 30th at 6pm at the
Clifton Christian Church.**

At the conclusion of the meeting interested residents will be able to sign up to volunteer on the workgroup that will do further research about the various options.

If you would like to participate as a member of the Governance work group contact Janet Rowland at 244-1606 or janet.rowland@mesacounty.us

