



GOALS, OBJECTIVES, AND ACTIONS

Key Joint Urban Area Plan Goals and Policies

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

Land Use

Goal 1: *To achieve a balance of open space, agricultural, residential and nonresidential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.*

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

Growth Management

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

Community Character/Image

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

Clifton

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

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

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



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

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

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

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

Community Appearance and Design

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

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

Parks and Open Space

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

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

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

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



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

KEYS TO PLAN IMPLEMENTATION

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

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

Goals, Objectives, and Actions Table Organization

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

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



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



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



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



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



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



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



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Public Safety Objective 4: Maintain lower density residential uses adjacent to hunting areas along Colorado River.		
Action Implement the future land use map through rezones, incentives and other actions identified in the Land Use and Zoning chapter of this plan.	N, O	2
Action Continue to work with DOW to disseminate information/education of hunting laws.	C, O	3
Action Consider revising the Mesa County “No-Shooting” zone along the Colorado River.	N, L	3
Public Safety Objective 5: Evaluate emergency response and coordination issues.		
Action All emergency response entities will continue to coordinate and keep up to date the County Emergency Management Department’s evaluation of emergency response facilities, standards, funding mechanisms and recommendations for the Clifton/Fruitvale Community.	C, O	2
Action Determine whether an emergency services impact fee study should be conducted. Then, if appropriate, conduct the study and implement the recommendations.	N, L	2
Public Safety Objective 6: Address building setback requirements issue related to fire protection.		
Action Evaluate issues and solutions to setback concerns with the Clifton Fire District.	N, S	3
Public Health Goal: Ensure that Mesa County Health Department programs and services address public health problems.		
Public Health Objective 1: Mesa County Health Department will explore avenues to identify health indicators in the Clifton-Fruitvale area.		
Action Evaluate the issue of nuisance complaints, such as garbage on the surface of the ground, and related enforcement issues to determine appropriate response strategies.	C, O	2
Action Monitor and address illegal wastewater discharge from conventional dwellings and accessory homes.	N, O	2



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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