



PLAN ORGANIZATION & INTRODUCTION

ORGANIZATION

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

Governance Options

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

Inventory of Existing Conditions and Findings

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

Goals, Objectives, and Actions

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

INTRODUCTION

Background

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

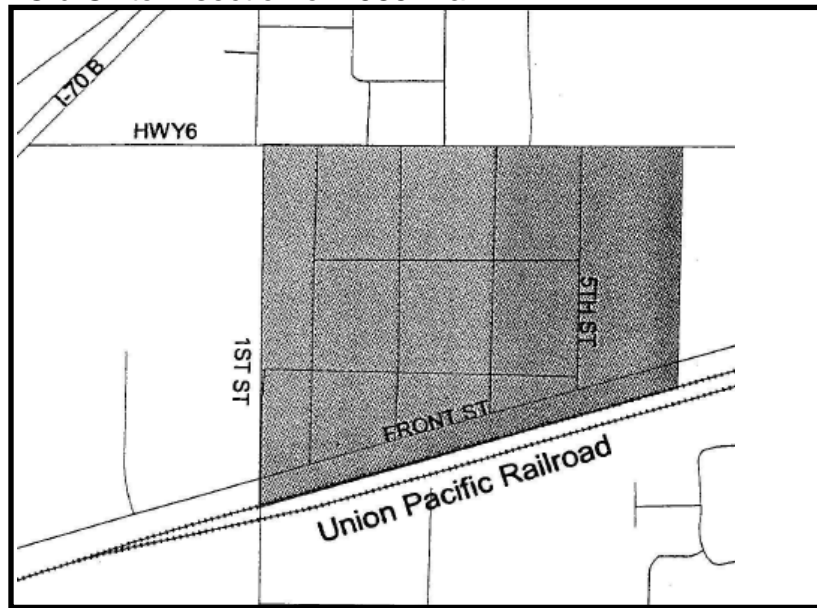




Since 1985 plan, there have been significant changes in the character, development pressure, and infrastructure and services in the area. In 1996 the area was included in the joint planning area of Mesa County and the City of Grand Junction; however, it remains unincorporated Mesa County. In July of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

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

“Old Clifton” section of 1985 Plan



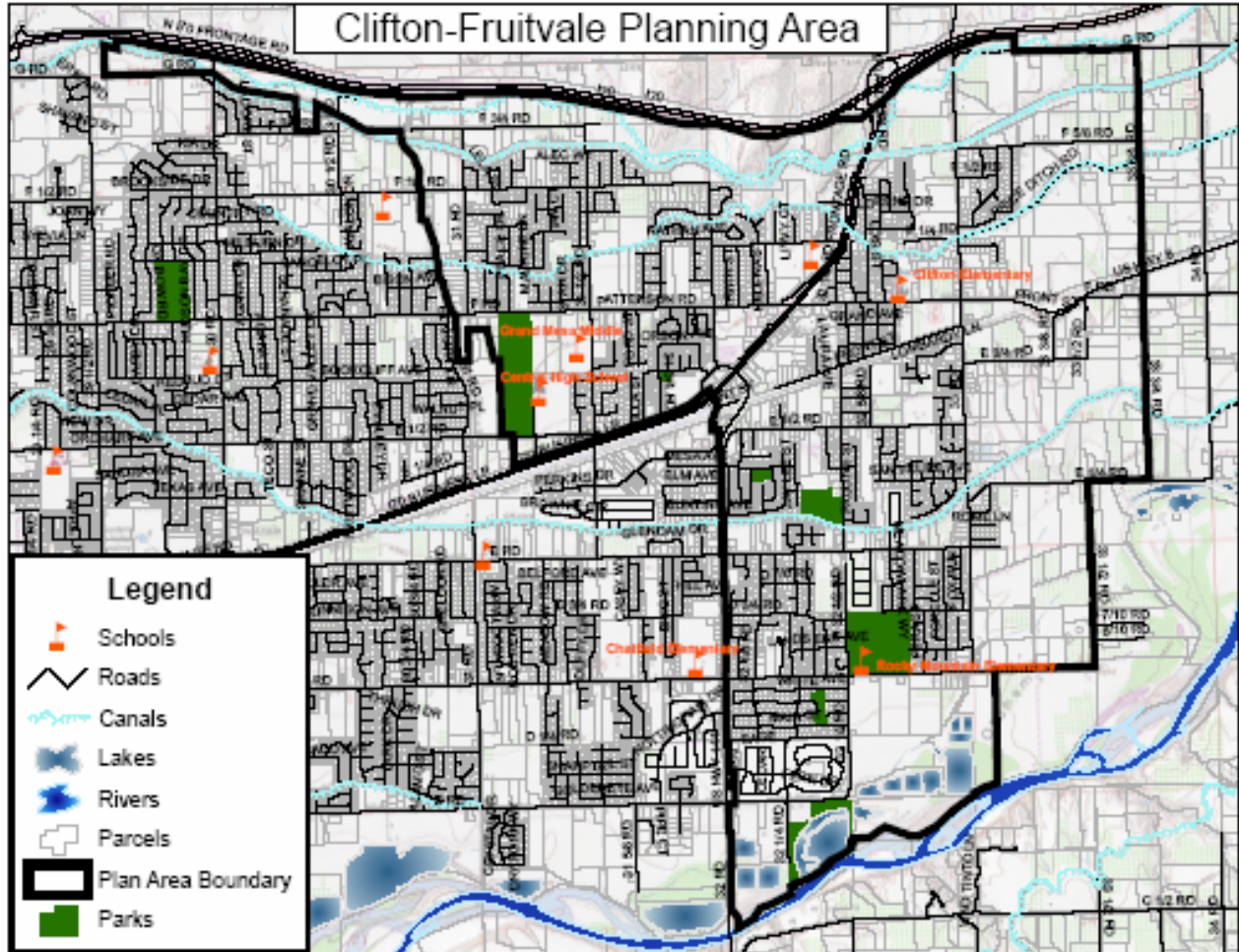
Location

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





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





Purpose

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

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

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

Status of joint planning area plan

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

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

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

