

# East Valley News

## Clifton Community Plan Update



Cross Orchards Living History Farm

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Over the course of 2006, Mesa County worked with citizens in the Clifton/ Fruitvale area to develop a Community Plan.

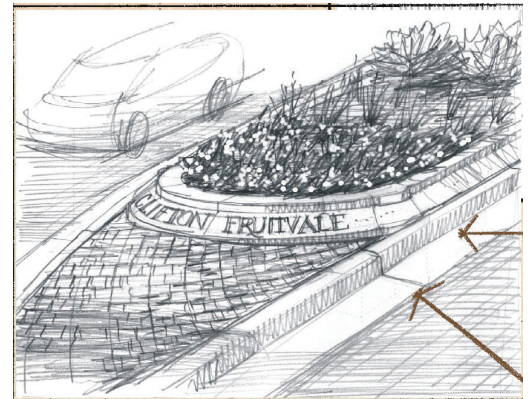
#### Purpose

The purpose of the Community Plan is to provide direction in the areas of public safety, human services, land use/zoning, transportation, utilities and special districts, historic places, economic development, natural resources and code enforcement, and to prioritize implementation strategies and actions.

#### Boundaries

The boundaries of the planning study area were the Colorado River on the South; the Palisade Buffer Zone (approximately 33 ¾ Rd) on the East; I-70 on the North and 32 Road south of I-70 B and about 31 Road north of I-70 B on the West.

The planning area is slightly more than 6 square miles with a population of 14,000 residents according to the 2000 census. However there are estimates that the unincorporated area in the East end of the valley has a population of approximately 37,000.



#### Opportunities

This unincorporated area has numerous opportunities and challenges to create a flattering, vibrant community with pride and a strong sense of place. An Action Plan was developed as part of the Plan to help take advantage of the identified opportunities.

#### Community Meeting

Mesa County hosted a Community Meeting to roll out the final outcome of the planning process. Several hundred residents and business owners attended the meeting and eight workgroups were formed. Those eight workgroups have established priorities and are beginning the first portion of the implementation phase. Specific projects that each work group are working on are discussed throughout this newsletter.



For more information about any of implementation efforts of the Clifton / Fruitvale Community contact Janet Rowland at 244-1606 or [janet.rowland@mesacounty.us](mailto:janet.rowland@mesacounty.us)



## Economic Development

Commissioner Craig Meis is leading the efforts of the Economic Development Workgroup. This group is working on several action steps.

The first step is to develop an inventory of business and commercial property that is currently available and appropriately zoned. This information will be critical as we begin to take steps to encourage business to build or expand on the East end of the Valley.

The second step is to establish the area as an Enterprise Zone. An Enterprise Zone is a designation by the State of Colorado of certain economically distressed areas.

An Enterprise Zone designation provides various tax credits and incentives to encourage the expansion or location of private enterprise and quality jobs in distressed areas. Enterprise Zone tax credits and incentives are powerful tools that help community partners advance the economic development goals of Mesa County. The application to the State is in process and should be complete by July.

**For additional information contact Craig Meis at 244-1605 or [craig.meis@mesacounty.us](mailto:craig.meis@mesacounty.us)**

## Historic Preservation

There are several historic buildings in the Clifton/Fruitvale area. One of the goals of the Master Plan was to adopt a resolution establishing a local Mesa county historic register. Placement on this register will assist property owners in securing placement on the state and national historic register, which will bring with it the opportunity for grants for preservation efforts.

The Museum of Western Colorado is helping with this effort and the Historic Preservation committee is looking for volunteers to help with this process and also to assist in completing a survey of historic sites in the Clifton/ Fruitvale area.

**For more information contact Zeb Miracle at 242-0971 ext. 211 or [zmiracle@westcomuseum.org](mailto:zmiracle@westcomuseum.org)**



*3249 E Rd. Built in 1908*

## Public Safety



Law Enforcement is a critical issue for residents to consider when deciding on their future form of governance.

Due to the urban level need for law enforcement in the Clifton-Fruitvale area, other parts of the unincorporated area of Mesa County are underserved which is why law enforcement is a critical issue for residents to consider when deciding on their future form of governance.

The Public Safety Committee is currently focusing on two issues.

- Determine the existing levels of urban law enforcement needed- and alternatives to provide that level of service
- Evaluate and recommend potential crime prevention design guidelines for new and existing development

**For more information contact Sheriff Hilkey-244-3500 [stan.hilkey@mesacounty.us](mailto:stan.hilkey@mesacounty.us) or Trish Mahre-255-5040 [trish.mahre@mesacounty.us](mailto:trish.mahre@mesacounty.us)**

## Neighborhood

Throughout the Clifton-Fruitvale Planning process residents have expressed that community image and appearance are related to the economic vitality of the area.

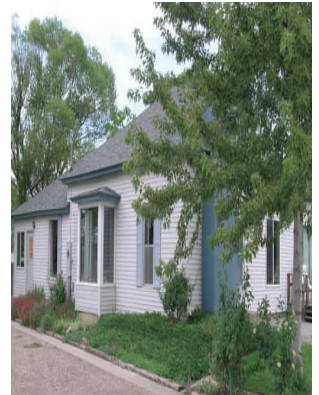
Residents have pride in their neighborhoods but are concerned with the image the area has developed over the years.

The first Action Step for the Neighborhood Group is to develop "Tool Kits" for neighborhood organizations to help them revitalize their neighborhoods.

The Tool Kits will include things such as :

- Sample HOA By- Laws for neighborhoods who might want to establish a Home Owners Association
- Self Help Clean Up Programs
- Neighborhood Watch information

**For more information contact Donna Ross at 244-1724 or**



## Transportation



Based on three previous independent transportation studies of the Clifton/ Fruitvale area several projects are currently scheduled for 2007-2009. Major work is planned for 33 Rd from D ½ to F Rd. This project will be done in

three phases. Phase one has been completed and we are in the design portion of phase two, which will be the E ¼ alignment, and construction for phase two will begin in 2008. Also in the works are drainage and sidewalk improvements for E Road from 31 Rd to 33 Rd. Finally there are plans to make

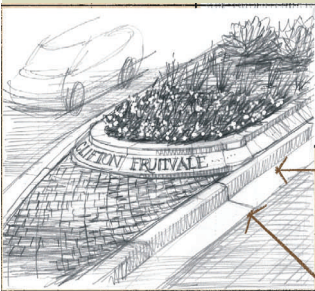
much needed intersection improvements at I-70B at Peachtree Shopping Center entrance.

Currently Mesa County is applying for a Federal Enhancement Grant to improve the two park and ride locations at the intersection of I70B and US 6 in Clifton.

Mesa County is also applying for a Legacy Grant from Great Outdoors Colorado to develop and expand trails, specifically along the Colorado River State Park in the Clifton/ Fruitvale area. And the GVT transfer site across from Coronado Plaza is nearing completion across from Coronado Plaza.

**For more information contact Tom Fisher at 244-1778 or [tom.fisher@mesacounty.us](mailto:tom.fisher@mesacounty.us)**

## Main Street Project



One of the most exciting goals of the Plan is creating a redevelopment plan for the "Old Town" Clifton (the F Road Corridor).

Mesa County and several area businesses recently interviewed consultants for

this project and plan to submit their recommendation to the Commissioners in early June. The project should kick off immediately thereafter and we anticipate a completed redevelopment plan by November.

**For more information contact Keith Fife at [mclrange@mesacounty.us](mailto:mclrange@mesacounty.us)**

## Community Services

A variety of efforts will fall in the Community Services work group. Project for this group include:

- Continue to upgrade library branch as funds allow
- Coordinate with US Postal Service for a new post office (this has been in the USPS planning process for several years)
- Expand after school programs and family centers
- Expand Colorado State University—Tri River Cooperative Extension programs in this area. For more information about current programs go to <http://www.TriRiverArea.org>

**For more information contact Laura Elders at # or [laurae@mesa.k12.co.us](mailto:laurae@mesa.k12.co.us)**



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[janet.rowland@mesacounty.us](mailto:janet.rowland@mesacounty.us)

## Governance

The Clifton-Fruitvale neighborhoods have been transitioning from rural to urban for several decades. Over time, the area has developed under a wide variety of land development and infrastructure standards and regulations, leaving a checkerboard pattern of urban, suburban and rural environments, such as orchards and farms adjacent to multi-family developments, single family subdivisions without sidewalks, limited storm water drainage facilities, areas without street lights, and few parks.

Through the planning process the residents consistently pointed out the need and desire to improve the urban services and facilities in the community.

However, county governments are not generally authorized nor organized to provide the level of urban services desired in a urban setting.

The goal of the Governance Committee, made up of neighborhood and business leaders in the community, to study the governance issues and the options and present findings and recommendations to the community.

There are several governance options that can be considered including incorporating as a new city or town, annexing into an existing city or developing a Public Improvement District. This particular step will take the most time. Whatever the governance decision is it will be made by the residents and business owners in the area.



If you would like to participate as a member of the Governance group contact  
 Janet Rowland at 244-1606 or [janet.rowland@mesacounty.us](mailto:janet.rowland@mesacounty.us)