

PEAR PARK

Neighborhood Plan



December 9, 2004

PEAR PARK NEIGHBORHOOD PLAN

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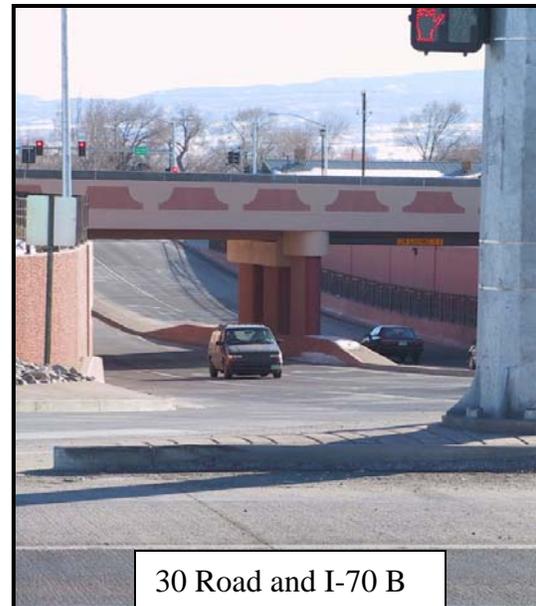
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INTRODUCTION

The Pear Park Planning effort began in the winter of 2004 as a joint effort between the City of Grand Junction and Mesa County, with the participation and involvement of School District 51. The planning area includes both City limits and unincorporated areas of Mesa County. The majority of the area lies within the boundary defined within the 1998 City/County Persigo Agreement which requires all new development to annex into the City of Grand Junction and submit any development requests to the City for review and approval.

LOCATION

The Pear Park Neighborhood includes all properties located between 28 Road and 32 Road and between the Railroad (I-70 B) and the Colorado River. Major entrances into the neighborhood currently include 30 Road, E Road, D ½ Road and D Road. In the future, 29 Road will play a major role in providing access into and out of the neighborhood. The neighborhood is comprised of 6.33 square miles of land area, with most of the area currently located within unincorporated Mesa County; however, the majority of the area will be annexed to the City as development occurs.



30 Road and I-70 B

PURPOSE

The Pear Park area is experiencing a great deal of growth with an ultimate projected population of approximately 22,000 people. With the opening of the 30 Road underpass and the future 29 Road connections to Orchard Mesa and Interstate 70, the Pear Park area is prime for development. Now is the time to plan for that growth and establish goals and guidelines that will help shape the Pear Park neighborhood.

The City of Grand Junction *Growth Plan* and the *Mesa County Countywide Land Use Plan* provide the general framework of the Pear Park Neighborhood Plan. The goals and policies of those plans remain in effect and apply to this neighborhood plan. The Pear Park Neighborhood Plan provides more specific guidance for both the public and private sectors in making decisions regarding development in the Pear Park area. The Plan will also be used by the City and County in developing annual work programs and budgets. Any recommended

changes to regulations or ordinances will require additional review and public hearings for adoption.

DEMOGRAPHICS

The Pear Park neighborhood experienced a 25 percent increase in population between the Census years of 1990 and 2000. This compares to a 20 percent increase in population for all of Mesa County over the same decade. The area saw an increase of 2,141 people in the 1990s.

The current population of Pear Park is estimated to be 10,060. Since the 2000 US Census, Pear Park has grown by an estimated 1,422 people living in 536 new homes (as of August 2004). Between 2000 and 2004 the City of Grand Junction and Mesa County approved 1,121 new residential home sites. The average housing density for new construction developed since the last Census is 4.47 homes per acre.

PEAR PARK POPULATION STATISTICS¹

	1990 Census	2000 Census	Growth Rate		2020 Projections	2030 Projections
# of Homes	2,276	3,246	30%		6,570	8,305
# of People	6,497	8,638	25%		17,449	21,926
# of Persons per household	2.85	2.66	-7%		2.66	2.64

¹ Population projections are based on the May 2003 Future Land Use Map densities using a midrange.

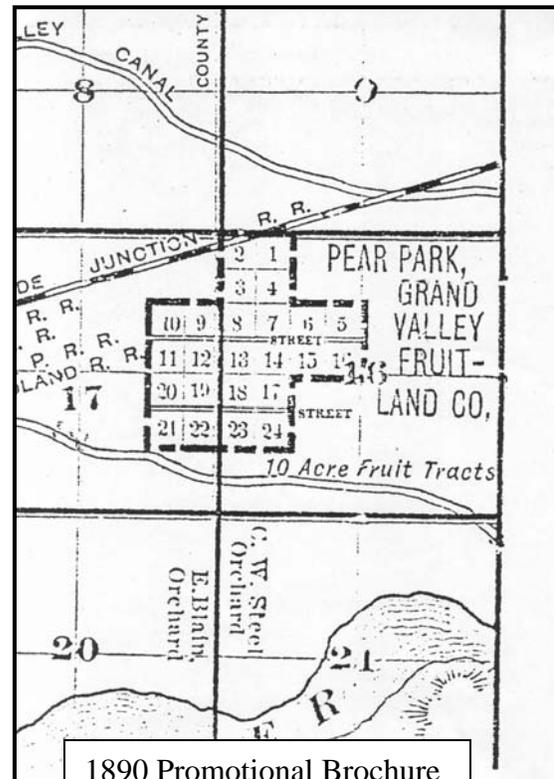
PEAR PARK HISTORY AND HISTORIC PRESERVATION

HISTORY OF PEAR PARK

When early settlers entered the Grand Valley, they saw sage, greasewood, and a few cottonwood trees. Orchards were planted within the first year. One of the first established in the valley was in 1883 by Elam Blain and sons along the Colorado River in the vicinity of where the State Regional Center is now located (approximately D and 27 ½ Roads). These first orchards were apt to be haphazard, with varieties and types of trees mixed. Fruits grown in early 1890s orchards included strawberries, raspberries, gooseberries, blackberries, sweet and sour cherries, hard and soft shelled almonds, black walnuts, currants, quinces, nectarines, plums, pears, peaches, apples and apricots. As orchards became more single crop, this area was aptly given the name Pear Park--the name it retains today.

The Grand Valley Fruit Land Company offered 10-acre tracts in the vicinity of 30 and D Roads specifically marketed for their orchard potential. An 1890 promotional brochure stated:

This tract of land contains 240 acres, lies three miles east of Grand Junction and is advantageously located for the purpose of subdivision into 10-acre tracts, having a good frontage on established county roads. The soil is a mixture of sand and adobe, easily worked and very rich. The surface of the ground is level: every foot of it can be irrigated without extra cost for leveling. Being just the proper distance from the main line of the Grand Valley Canal to obtain the fall necessary to cover all of the land with water, the expense of building laterals will be very small. There are no improvements on the land.

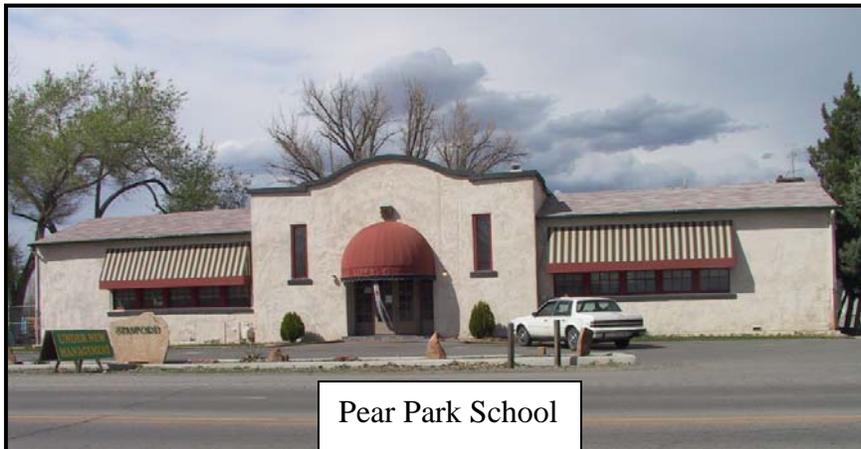


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Adjoining farms are owned by C.W. Steele and E. Blain, prominent and successful farmers and horticulturists in Grand Valley for the past 7 years. What they have done on their land, proves what can be done on this and a standing advertisement for the property. Water for this tract can be rented at a cost of \$1.75 per acre per year.

Thus, an agricultural community grew up in this area very early in the settlement history of the Grand Valley. Several residences in the area date to the 1890s and other community uses such as churches and schools were established very early as well. The Pear Park School was constructed pre-1900 and replaced by a new building in 1929. The latter closed in 1969 but is still used as a day care center. The Pear Park Baptist Church began serving the community in 1895 and constructed its first building 1903. The church now occupies a new structure built in the 1950s and 60s located on the original site at the northeast corner of 31 and E Roads.



Pear Park School

One of the most memorable long-time residents and contributors to the Pear Park area was Minnie Chatfield. Miss Chatfield arrived in Mesa County in 1903 where she remained for 79 years until her death at age 101. She

began teaching at the Pear Park School (see above) in 1906 and retired in 1951. For another half-dozen years, she substituted for District 51's absentee teachers. She was also very active in the Pear Park Baptist Church. Chatfield Elementary located at 32 and D-1/2 Roads is named for Minnie Chatfield.

Valley wide, two serious problems threatened fruit production following the first decade of the 20th Century. First, unlined canals seeped because there was no run-off ditch system; water ran into the orchards and stayed around the trees, either drowning them or killing them with alkali. Hundreds of acres of orchards were uprooted. The second serious threat to fruit production was the coddling moth. The mild weather in



Few Orchards Remain

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the Grand Valley and a lack of regulations requiring removal of orchard waste perpetuated the moth problem. In addition, present residents in Pear Park indicate that in the 1920s fruit trees were infested with a bacterial disease spread by insects (known as “fire blight”) that depleted the orchards. Only a few scattered orchards remain in the area today.

The Pear Park area also grew up around the Grand Junction Indian School. The School, known as Teller Institute was organized in 1885 to “materially aid in the civilization of the Utes” and named after Senator Henry M. Teller, then Secretary of the Interior. Grand Junction citizens donated 160 acres to the Department of the Interior. The first building was completed in the summer of 1886 and 30 Indians, mostly Utes, enrolled for the fall term. The student population soon grew



to 144 boys representing nine tribes. The school was opened to girls in later years. The largest enrollment was 300 students in 1899. Academics were taught as well as other interests such as cooking and raising stock on the school’s farm. The school closed in 1911 when government policy decreed that Indian education would be better handled on reservations.

The Indian School land remained idle or minimally used until World War I when local interest began in a State Home and Farm for Mental Defectives. Alkali had seeped throughout the acreage and the Bureau of Reclamation reworked the land before it could be farmed. The buildings had been well constructed for the school and did not require much renovation. The State approved the use in 1919 and it opened with 186 patients in 1920. It was operated as a central residence for the mentally handicapped until the 1980s; at that time many patients were moved to group homes. Today the old institute site is known as the Grand Junction Regional Center for Developmental Disabilities.

HISTORIC STRUCTURES AND SITES

Historic buildings and sites are scattered across the Pear Park planning area. These are primarily residential structures remaining on parcels of land that may have been farms or orchards in the past. Some of these have already been surrounded by new residential development and many have already been lost as the former agricultural properties have developed.

A windshield survey of historic resources in the Pear Park Neighborhood was conducted as a part of this study. Many potentially eligible structures were noted and 13 structures/sites were identified that will be documented in greater detail by a 2004-2005 historic resources survey. These structures, listed below, represent the best remaining examples of the various types of historic structures and sites found within the Pear Park Neighborhood. Photographs of each of these as well as a more comprehensive list of the potentially eligible structures are included in Appendix B.



LOCATION	YEAR BUILT
Teller Institute	Various
3070 D Road	1900
3178 D Road	1907
2990 D.5 Road	1905
3117 D.5 Road	1906
3080 D.5 Road	1900
3085 D.5 Road	1900
3095 D.5 Road	1895
3168 D.5 Road	1909
3170 D.5 Road	1955
3046 E Road	1914
3055 E Road	1900
350 30 Road	1897

The City of Grand Junction established a local Register of Historic Sites, Structures and Districts in 1994. To date, and since the majority of Pear Park is in unincorporated Mesa County, no properties in the area have been included on the local register; however, many are eligible for designation as noted in the inventory referenced to the left and included as Appendix B, most notably those documented in greater detail by the 2004/2005 historic resources survey.

HISTORIC LANDMARKS/CULTURAL LANDSCAPES

The Old Spanish Trail was an important travel route from Santa Fe to California from the mid 1820s to the mid-point of the 19th century. The area that is now 28 ¼ Road and Unawep Avenue is the historic site of the Old Spanish Trail crossing of the Colorado River. A historic marker at that location on the south bank depicts the steep slope where travelers crossed the river. The Old Spanish Trail is a designated National Historic Trail. The north side of the river in Pear Park has no such recognition of the significance of the crossing.



Spanish Trail
Historic Marker

GOALS

1. Protect and maintain the unique features and characteristics of Pear Park which are significant links to the past, present and future.
2. Establish and promote the historical pride and heritage of Pear Park.
3. Document potential historic sites and structures as a means for designating properties on local, state and/or national registers.
4. Work with property owners to pursue official designation, preservation, adaptive reuse restoration, or relocation of eligible, significant historic structures and sites.

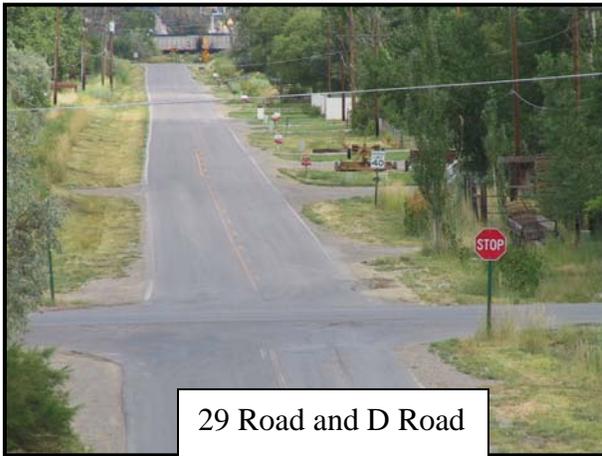
IMPLEMENTATION STRATEGIES

1. In cooperation with appropriate local, state and national organizations, complete both reconnaissance and intensive level surveys of the Pear Park area to inventory historic sites, structures and districts and identify those that could potentially be designated on local, state and/or national historic registers.
2. Whenever possible, new development should not remove or disrupt significant historic or traditional uses, landscapes, structures, fences or architectural features. Consultation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society and the Museum of Western Colorado is valuable in this effort and should be done as early as possible in the development process.
3. Adopt compatibility requirements for new development to protect the historic use of existing and adjacent properties.
4. Adopt a resolution to establish a local Mesa County historic register.
5. The City and County will encourage the placement of an historical marker at the Old Spanish Trail crossing of Colorado River on the north side of the river to match the existing historical marker at 28 ¼ Road and Unawep Avenue on the south side of the River.

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TRANSPORTATION AND ACCESS MANAGEMENT

BACKGROUND



29 Road and D Road

The rapidly developing Pear Park area is outgrowing its transportation infrastructure. Providing a well-balanced transportation and access management plan and meeting the needs of all users including pedestrians, bicyclists, vehicles, and public transit is important for the overall mobility of the transportation system.

Public comments received at the March 30, 2004 open house reflected a concern that growth in the area is overwhelming the existing infrastructure. Concerns for adequate capacity were reflected in comments such as “not enough roads for peak hour traffic,” and requests for widening specific roads and intersections. The lack of sidewalks was noted, especially for school age children walking and bicycling to and from school. The need for street lighting, speed limit signs and traffic enforcement was also voiced.

A windshield survey of the existing street network showed that intermittent improvements have been constructed with some of the development, while the bulk of the major street network is a rural, two lane cross-section. Simply stated, the current transportation system is not adequate.

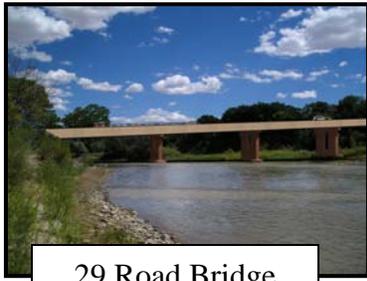
The adopted Grand Valley Circulation Plan, with its recent amendments, provides a basis for planning future streets in the Pear Park neighborhood. The Pear Park area circulation is constrained to the south by the Colorado River and to the north by the Union Pacific Railroad. D Road is the only direct connection coming from the west.



D Road and 30 Road

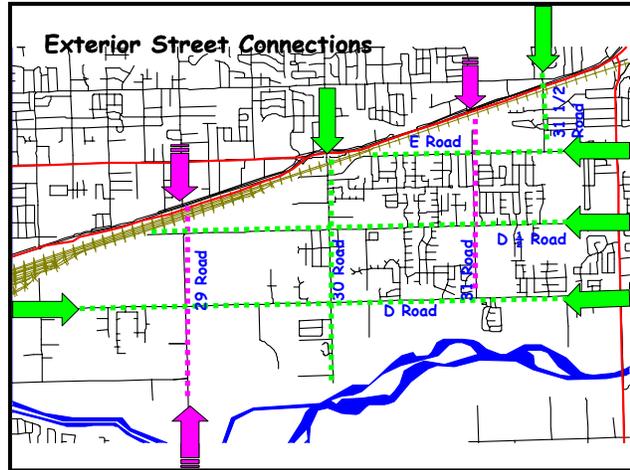
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Until the 29 Road Colorado River Bridge is completed in 2006, there is no direct connection to the Pear Park neighborhood from the south. From the north, 30 Road provides the best connection into the area because the recently constructed railroad underpass allows uninterrupted traffic flow. The 31 ½ Road at-grade railroad crossing is disrupted



29 Road Bridge

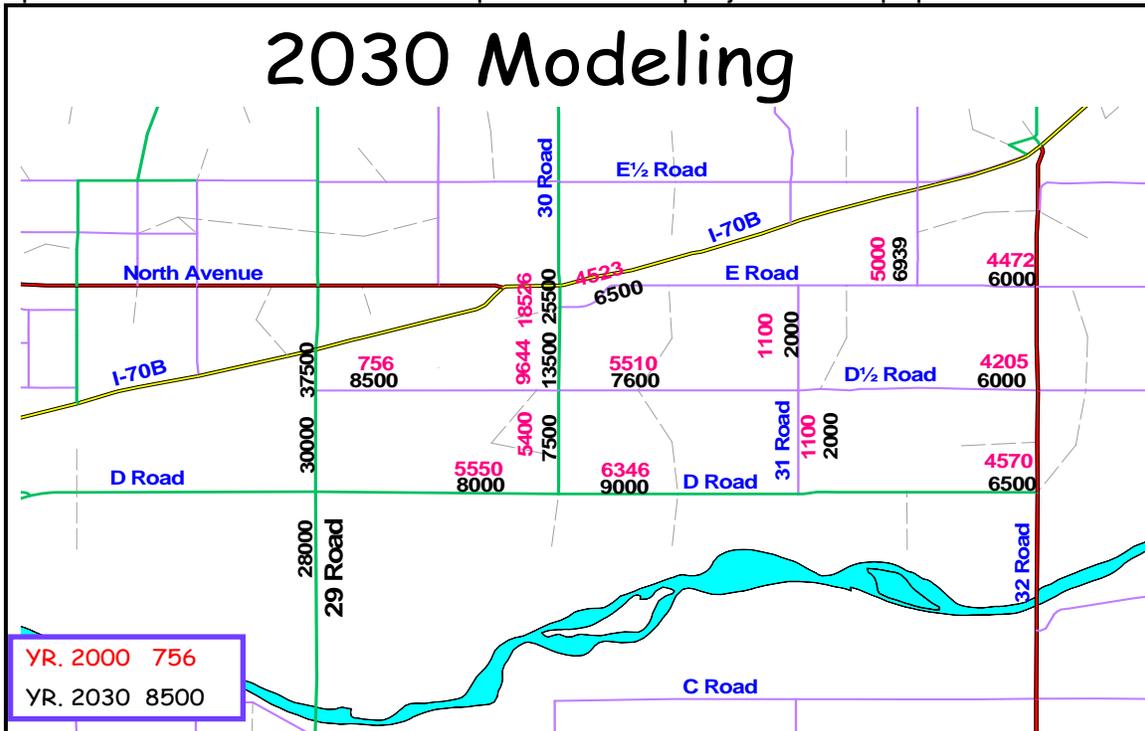
by trains throughout each day.



Mesa County has suggested the possibility of constructing a grade-separated crossing of the railroad at 31 Road and closing the 31 ½ Road crossing. From the east, all three (D Road, D ½ Road, and E Road) major east-west streets provide easy access to the area.

VEHICULAR TRAFFIC/2030 TRAFFIC MODELING

The Mesa County/Grand Junction Regional Transportation Planning Office operates a traffic model that incorporates future projections of population and



employment to project traffic volumes on the street network. Results of the modeling for the year 2030 indicate the three major east-west streets in Pear Park will carry nearly equal volumes of traffic in the future. Volumes on E Road are projected to grow to 6,000 to 6,500 vehicles per day; volumes on D ½ Road will be from 6,000 to 8,500 vehicles per day; and D Road is expected to carry 6,500 to 9,000 vehicles per day.

Modeling for the north-south streets indicates that the highest volumes of traffic will occur on 29 Road, with traffic volumes ranging from 28,000 to 37,500 vehicles per day. 30 Road is projected to carry volumes ranging from 7,500 to 25,500 vehicles per day. 31 Road is anticipated to carry 2,000 vehicles per day without a connection to or overpass over I70B.

TRANSPORTATION AND ACCESS MANAGEMENT PLAN

Major streets in the Grand Junction urbanized area are classified according to their function in the transportation network. The two components of function are to provide access to homes and businesses and to carry traffic from point to point. In order to preserve safety and capacity and enhance the quality of living, the relation of these two components should be inversely proportionate, with the busier streets having limited access and the quieter streets providing access to businesses and homes. The names of the classifications of these streets (moving from busiest to quietest) are Principal Arterials, Minor Arterials, Major and Minor Collectors, and local streets. The components of the major street system have been identified on a functional classification map, known as the Grand Valley Circulation Plan (GVCP) that has been adopted by the City of Grand Junction and accepted by Mesa County.

The Transportation Engineering Design Standards (TEDS) manual establishes requirements for the transportation system design within the City of Grand Junction. TEDS contains spacing requirements for access points and intersections, balancing traffic safety and circulation while allowing ample opportunity for access on existing street networks. The access point and intersection spacing should be managed for optimum spacing, greater than the TEDS minimum requirements.

Pear Park contains a mix of developed and rural areas. The area suffers from many instances of poorly planned/developed subdivisions with substandard connectivity and indiscriminate access to major thoroughfares. In order to provide for the safe and effective movement of people and vehicles, and to enhance the corridor for multiple modes of transportation, implementing careful and consistent access management is key to the Pear Park Transportation and Access Management Plan. High connectivity of the local street network and pedestrian friendly block lengths are paramount.

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The street classifications and proposed streets sections for the major corridors in the Pear Park area are listed below.

STREET	CLASSIFICATION	STREET SECTION
29 Road	Principal Arterial	5-lane street section
D Road	Minor Arterial	3-lane street section
D ¼ Road (Proposed)	Major/Minor Collector Hybrid**	2-lane <i>special</i> street section
D ½ Road	Minor Arterial	3-lane street section
E Road	Major Collector	3-lane street section
31 Road	Minor Collector	2 or 3-lane street section
31 ½ Road	Minor Collector	2 or 3-lane street section

** Major/Minor Collector Hybrid Section (See pg 27)

All street sections have detached sidewalks on both sides with the exception of E Road, 31 Road, and 31 ½ Road which have attached walks on at least one side. Bike lanes will be provided on all of these streets. (See Street Cross Sections Map, pg 25). Different access controls and design standards apply to different street classifications. The purpose is to preserve or enhance safety and traffic flow.

Access management preserves the safety and efficiency of the transportation system. This is achieved through the systematic control of the location, spacing, design, and operation of driveways, median openings, street connection, and interchanges to a street. By responsibly managing access, public agencies extend the life of streets, increase public safety, reduce traffic congestion, and improve the appearance and quality of the constructed environment. Additionally, it helps preserve long-term property values and the economic viability of abutting properties and improved traffic flow translates into greater fuel efficiency and reduced vehicle emissions.

Most major corridors in the Pear Park Neighborhood are 3-lane street sections. By implementing the access control measures shown on the Transportation and Access Management Plan map these street sections will serve the public needs for at least 30 years into the future.

The Pear Park Transportation and Access Management Plan (pg 21) shows access points for the street intersections using arrows and windows. The arrows indicate a single access point. The windows contain a "3" or "4", to indicate if the intersection will contain three or four legs (directions of access), and show the flexible location for the intersection. These locations will work with a local street network and are placed to maximize access to individual parcels. The intent is that access will only be allowed at these locations.

Strictly implemented, this plan will require many property owners to wait for others to develop before they can gain access for future development; however a

variety of tools may be used to implement the plan in phases. One tool is a temporary access, allowing a temporary street constructed on a platted lot until other access is constructed on adjacent parcels. The temporary street would then be removed and the platted lot sold for another house.

Major street crossings and primary school walking routes shall have pedestrian friendly designs, incorporating principles of good design such as limited crossing distances, visual cues, pedestrian refuge islands, streetscape and traffic calming measures appropriate to the street's operating characteristics.

The Pear Park Transportation and Access Management Plan Map, the Conceptual Local Street Network Plan Map and the Street Cross Sections Map included in this Plan, amend the Grand Valley Circulation Plan (GVCP). They supersede and become a part of the adopted Grand Valley Circulation Plan for the Pear Park area. (See Pear Park 2004 Transportation and Access Management Plan, Conceptual Local Street Network Plan and the Street Cross Sections Maps.)

A hybrid collector section was also developed specifically for and as a part of this plan. This street section is to be used when design volumes are near 3000 ADT (Average Daily Traffic) and when an enhanced pedestrian corridor is desirable, such as at or near schools, parks and neighborhood commercial areas. This street designation limits single family residential access to 100' between driveways (measured from center of drive to center of drive) including shared drive access, but excepting loop lane access. Loop lanes, alleys and other "new urbanist" concepts are encouraged in general in the Pear Park Neighborhood and strongly encouraged on this corridor. (See Street Cross Sections Map.)

LOCAL STREETS

The local street network provides access to individual parcels and serves short length trips to and from collector and higher order streets. Trip lengths on local streets should be short with a lower volume of traffic along with slower speeds. Design of local streets occurs through the development process and will be in accordance with the adopted Transportation Engineering Design Standards (TEDS). It is important in the design process to provide connections to adjacent parcels and subdivisions for efficient vehicle travel and a safe network for pedestrians and bicyclists.

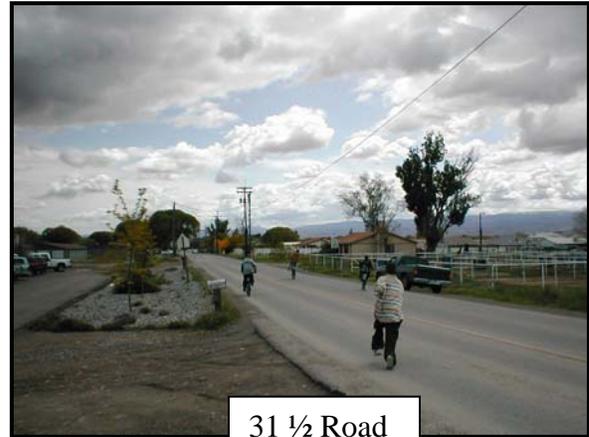
A Conceptual Local Street Network Plan is contained herein (see Conceptual Local Street Network Plan map, pg 23) to show how the local street network could be developed. It is not intended to be "cast in stone" but an example showing interconnectivity and logical design. It is also intended to be a working or living document, periodically updated to reflect change and an example of how the Transportation and Access Management Plan can work.

As parcels develop, serious contemplation and accommodation of the future development of adjacent and nearby properties must be given. Consideration of the parcel configuration and development pattern as well as implementation of the Transportation and Access Management Plan is required. Block length should be optimized at 600 feet or less.

URBAN TRAILS

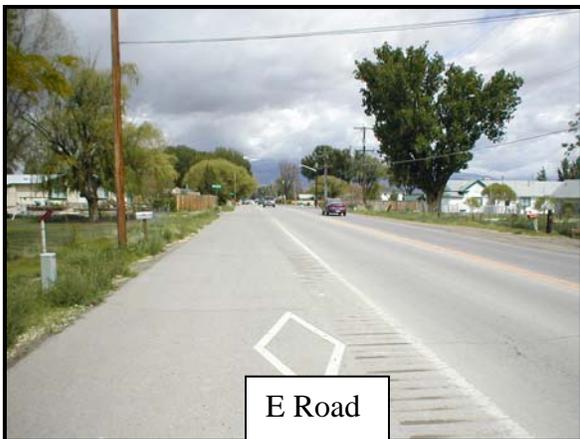
The Urban Trails Master Plan is a planning document that shows the location of future bicycle facilities, trails and pedestrian paths. Implicit in the plan is the construction of sidewalks in accordance with the adopted street cross-sections. One of the major purposes of the City's Urban Trails Committee is facilitating linkages from the riverfront trail system to the urban area. As development occurs, construction of trails, paths, bike lanes and pedestrian facilities

in accordance with the adopted plan either occurs with the development or the City constructs the same with the collection of the Transportation Capacity



31 1/2 Road

Payment (TCP) as part of a more comprehensive capital improvement project. Changes to the Urban Trails Master Plan for the Pear Park Neighborhood are included in this Plan to accommodate the projected growth and will be adopted as a part of the Urban Trails Plan (see Pear Park Urban Trails Plan Map, pg 27). Also see the Schools, Parks and



E Road

Trails Chapter of this Plan.

Sidewalks are lacking throughout the Pear Park Neighborhood. Recent development has constructed sidewalk on the local street network but the connections to destinations such as schools, public spaces, shopping and the riverfront trail system are, for the most part, non-existent or below standard.

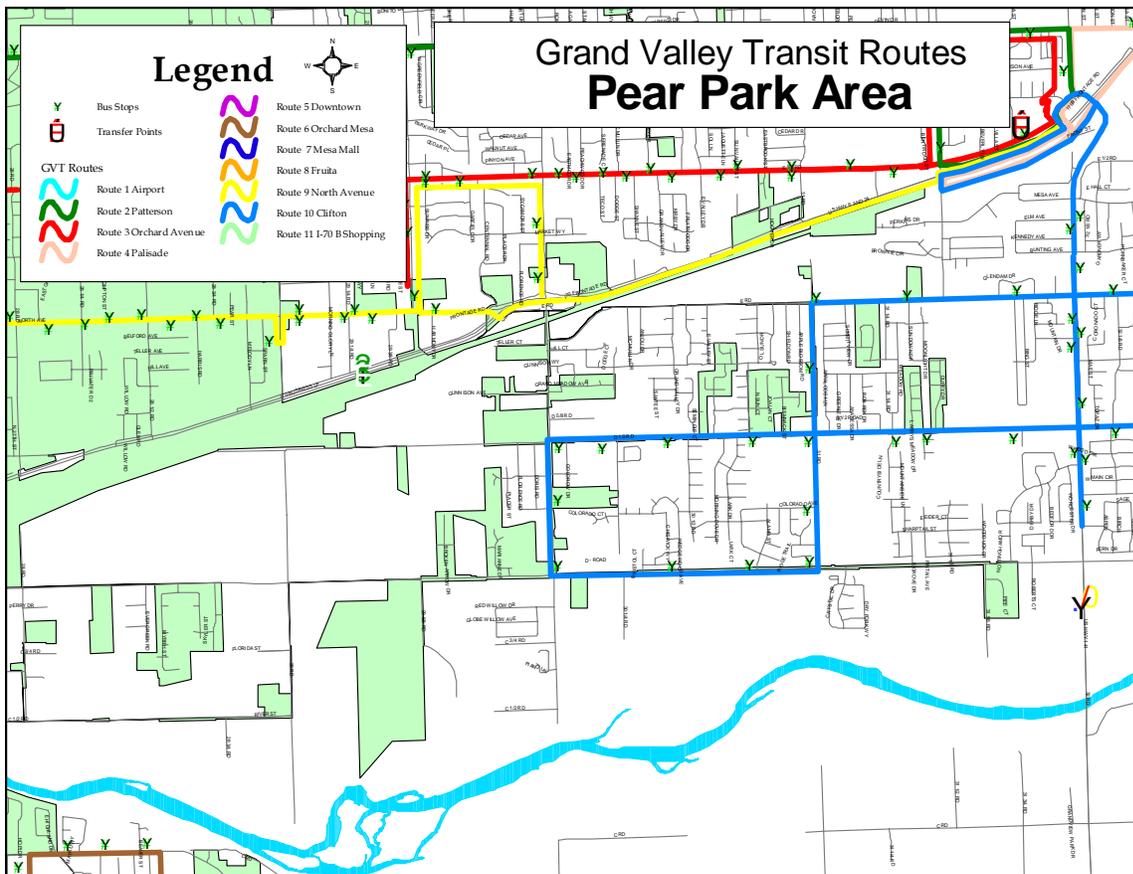


31 1/2 Road

The intersection of I-70B and 31 ½ Road presents a challenge to pedestrians and cyclists and it is along one of the most heavily used routes of travel into and out of Pear Park. Both Central High School and Grand Mesa Middle School are located north of this intersection and attract many pedestrians and bicyclists from the Pear Park Neighborhood. Field observations indicate numerous crossing violations by the pedestrians and cyclists. This problem is exacerbated by the marked crosswalk and pushbutton being located on the east side of the intersection when both schools are located on the west side.

PUBLIC TRANSPORTATION (TRANSIT)

Grand Valley Transit serves the eastern portion of Pear Park today. The current bus routes traverse the area from 30 to 32 Road, D to E Road in a rectangular figure 8 pattern, allowing passengers to connect to the system at the transfer point at Coronado Center at I-70 B and 32 Road. Future transit needs will likely expand to the west along D Road. Grand Valley Transit has indicated that bus pullouts along their routes will be needed. New development such as residential and commercial subdivisions, shopping centers, office buildings, etc. will be required to provide for transit access.



CAPITAL IMPROVEMENTS

The City of Grand Junction is expanding its boundaries into the Pear Park area as development occurs. Most of the area today is still in unincorporated Mesa County and the majority of the street network is under Mesa County's jurisdiction. Mesa County's 6-Year Capital Improvement Plan (CIP) has several projects programmed either in Pear Park and areas just outside of Pear Park or could be used for improvements in the neighborhood.

- 31 ½ & E Road improvements \$2,500,000
- North-South Corridor (29 Road) \$36,050,000
- E Road improvements from 31 to 33 Road (drainage and pedestrian path) \$2,250,000
- E ½ - Central High Entrance \$500,000
- Concrete Repair & Maintenance County-Wide \$450,000
- Bike & Pedestrian Paths County-Wide \$425,000

The City's CIP does not include specific projects for the Pear Park neighborhood, with the exception of the eastern portion of the Riverside Parkway along D Road to 29 Road, and the City's share of the 29 Road improvements from D Road north; however, as part of this Pear Park Neighborhood Plan the priority list of future capital improvements for Pear Park include the following.

- D 1/2 Road (from 29 to 32) - This corridor is clearly the highest priority. The completion of 29 Road and the Riverside Parkway will generate volumes and speeds on this corridor that will make the current 2-lane county road unsafe (especially for bikes & pedestrians).
- D Road (from 29 Road to 32 Road). The completion of 29 Road and the Riverside Parkway will generate traffic volumes and speeds on this corridor that will make the current 2-lane county road unsafe (especially for bikes & pedestrians).
- 31 Road (from D to E ½). This will be especially important to upgrade when/if the I-70B/31 Rd overpass is built.
- D 1/4 Road (from 29 to 29 ½). This corridor is important to access the school that may be constructed in the area. If the school is not built in this area, this corridor can be built by development.
- E Road (from 30 to 32). The primary need for this corridor is and will be bike and pedestrian improvements.
- C 1/2 Road (from 28 to 29). This corridor will very likely need some traffic calming improvements to restrict truck traffic that will try to travel between 29 Road and the industrial area at the west end of D Road.

GOALS

1. Provide a well-balanced transportation and access management plan meeting the needs of all users including pedestrians, bicyclists, vehicles and transit.
2. Provide good access to schools, shopping, recreation and residential areas.
3. Provide efficient circulation for emergency vehicles.
4. Plan for future street cross-sections, sidewalks, bike lanes and trails.
5. Recommend capital improvement projects that will help implement this plan.

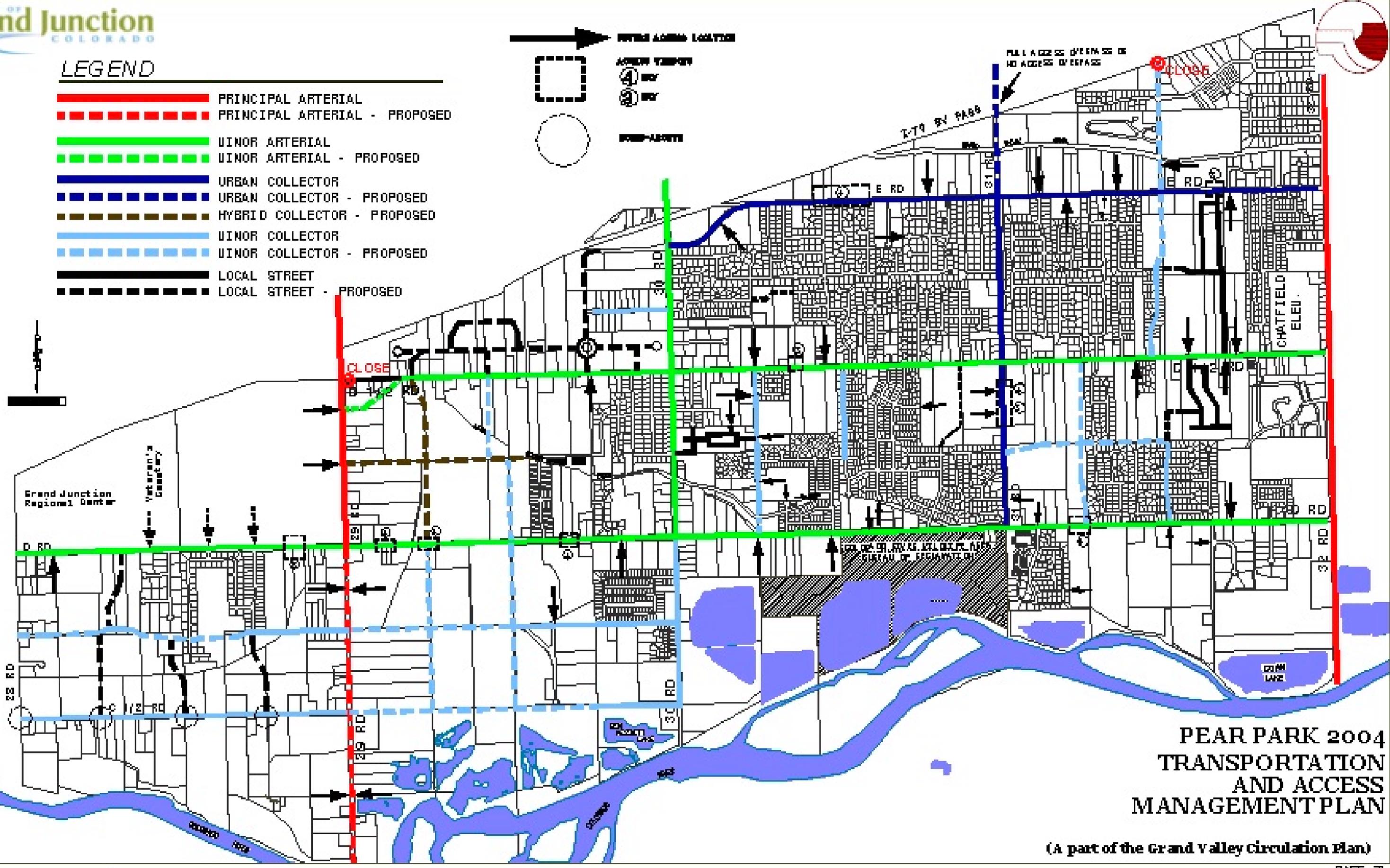
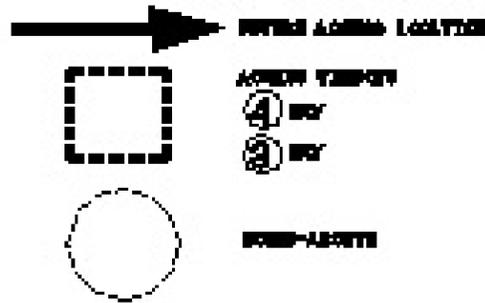
IMPLEMENTATION STRATEGIES

1. Adoption of this Pear Park Neighborhood Plan amends the Grand Valley Circulation Plan to include the Pear Park Neighborhood Transportation and Access Management Plan map, Conceptual Local Street Network Plan Map and the Pear Park 2004 Street Cross Sections Map.
2. Adoption of this Pear Park Neighborhood Plan amends the Urban Trails Master Plan to include changes in the Pear Park area as adopted in this Plan as shown on the Pear Park 2004 Urban Trails Plan map.
3. Amend the Urban Trails Master Plan (UTMP) as needed when school and park sites are identified and developed.
4. Implement the priority list of CIP projects for Pear Park.

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LEGEND

- PRINCIPAL ARTERIAL
- PRINCIPAL ARTERIAL - PROPOSED
- UINOR ARTERIAL
- UINOR ARTERIAL - PROPOSED
- URBAN COLLECTOR
- URBAN COLLECTOR - PROPOSED
- HYBRID COLLECTOR - PROPOSED
- UINOR COLLECTOR
- UINOR COLLECTOR - PROPOSED
- LOCAL STREET
- LOCAL STREET - PROPOSED

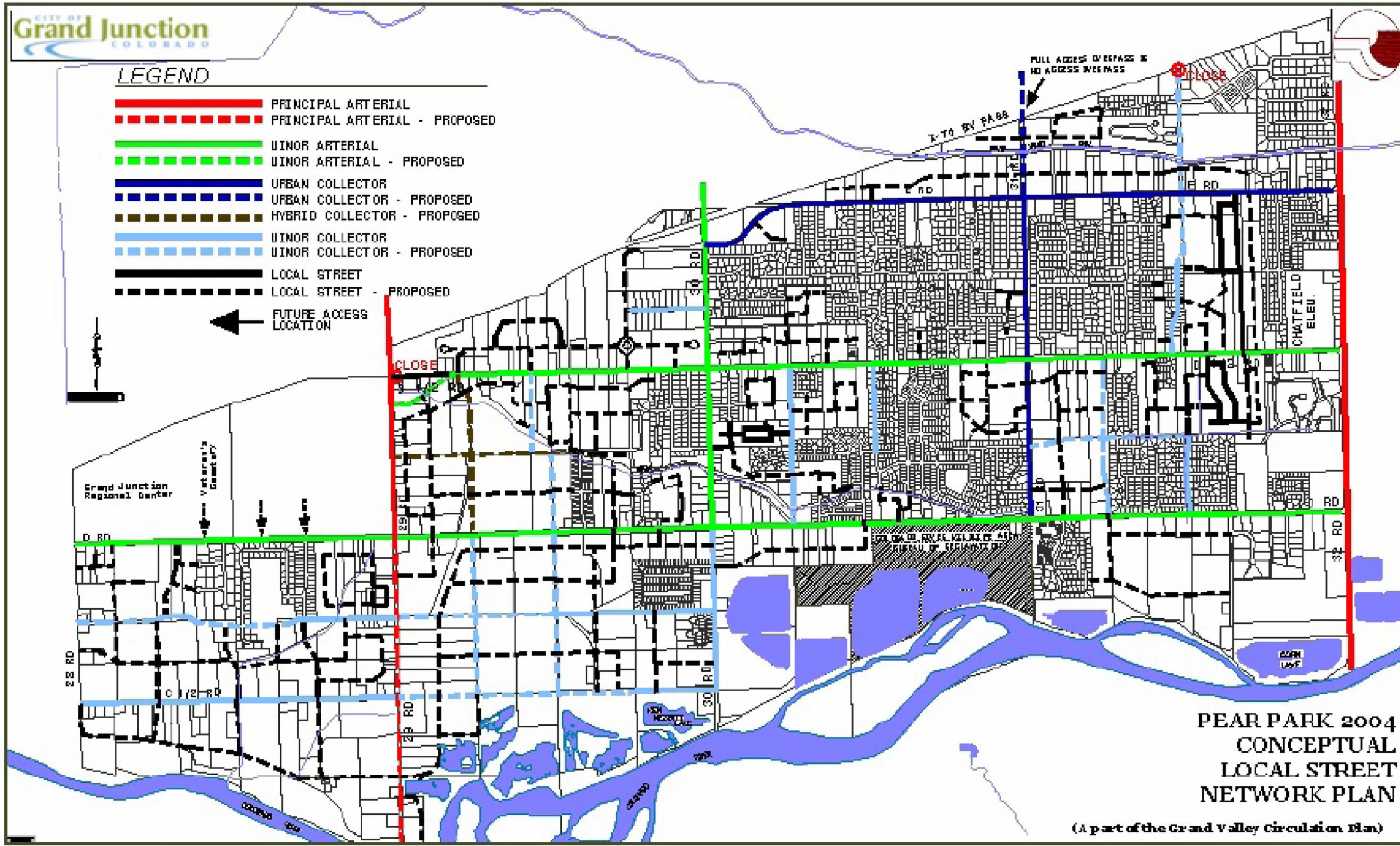


**PEAR PARK 2004
TRANSPORTATION
AND ACCESS
MANAGEMENT PLAN**

(A part of the Grand Valley Circulation Plan)

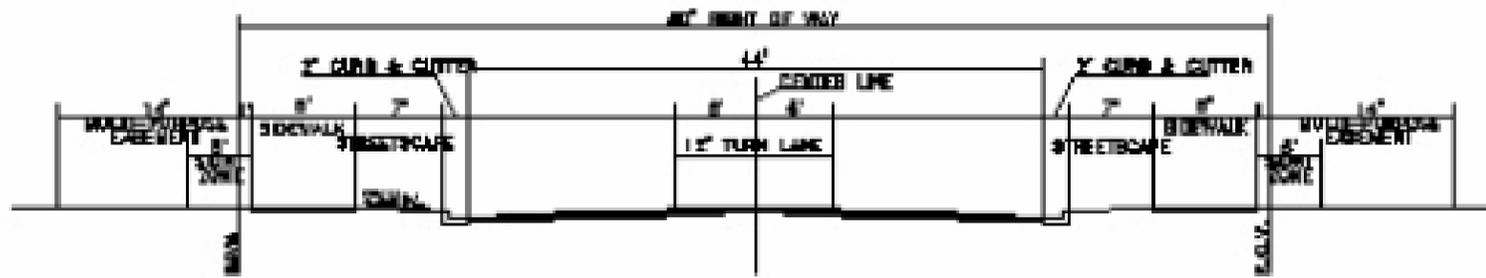
LEGEND

- PRINCIPAL ARTERIAL
- - - - - PRINCIPAL ARTERIAL - PROPOSED
- MINOR ARTERIAL
- - - - - MINOR ARTERIAL - PROPOSED
- URBAN COLLECTOR
- - - - - URBAN COLLECTOR - PROPOSED
- - - - - HYBRID COLLECTOR - PROPOSED
- MINOR COLLECTOR
- - - - - MINOR COLLECTOR - PROPOSED
- LOCAL STREET
- - - - - LOCAL STREET - PROPOSED
- ← FUTURE ACCESS LOCATION



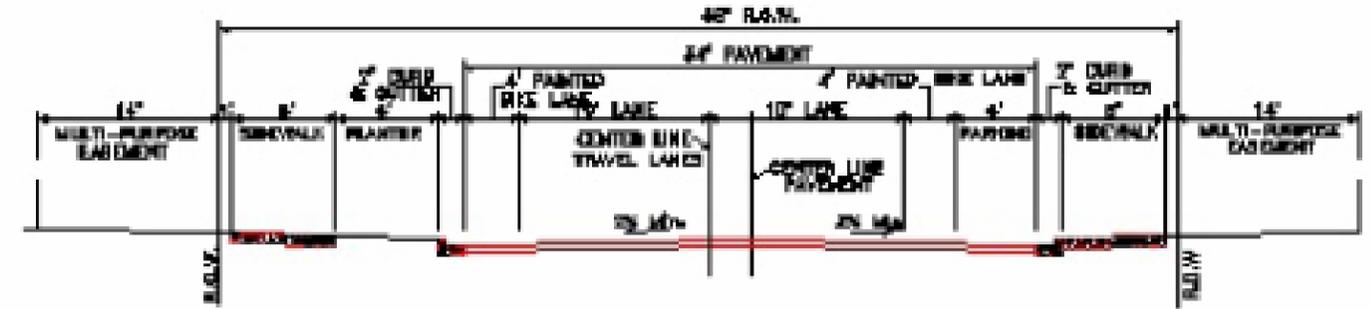
**PEAR PARK 2004
CONCEPTUAL
LOCAL STREET
NETWORK PLAN**

(A part of the Grand Valley Circulation Plan)



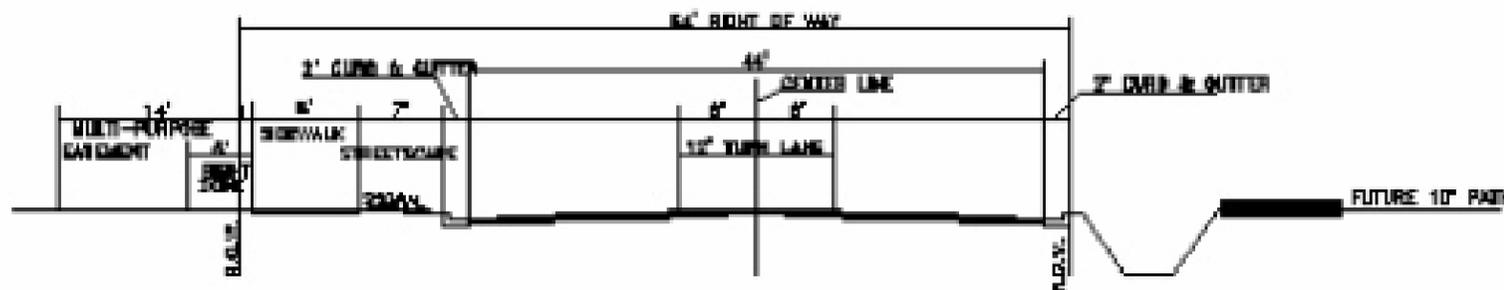
"D & D 1/2" ROAD SECTION

N.T.S.



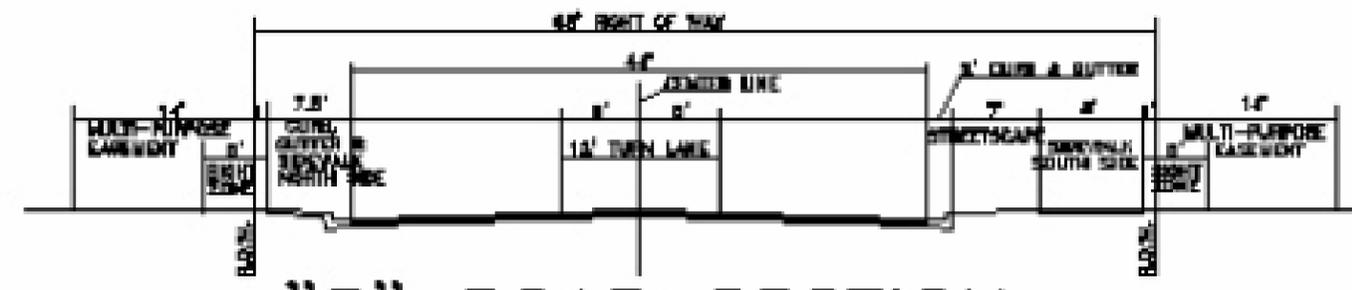
HYBRID COLLECTOR

NOTE: N.T.S.
ON-STREET PARKING AND DETACHED
WALK SHALL ALTERNATE EVERY BLOCK



31 ROAD SECTION

N.T.S.



"E" ROAD SECTION

N.T.S.

PEAR PARK 2004
STREET CROSS SECTIONS

(A part of the Grand Valley Circulation Plan)

SCHOOLS, PARKS AND TRAILS

BACKGROUND

Chatfield Elementary is the only public school in the Pear Park Planning Area. Chatfield serves residents east of 30 Road and south of E Road. The remainder



of the area is within the Columbine and Fruitvale Elementary attendance areas. Students also attend East Middle School, Grand Mesa Middle School, Grand Junction High School and Central High School. Generally, Pear Park students are bussed to the schools, with the exception of those students within one mile of Chatfield Elementary. Statistics indicate number of students attending these public schools has increased by about 275

students (5 percent) for K-12 during the past four years.

School (LRP Target Capacity)	Enrollment 2000 thru 2004				% change
	2000/01	2001/02	2002/03	2003/04	
Chatfield Elementary (565)	519	537	555	578	11.4
Columbine Elementary (268)	224	221	263	244	8.9
Fruitvale Elementary (476)	529	565	520	515	(2.7)
Grand Mesa Middle (625)	643	661	666	732	13.8
East Middle (398)	436	453	450	446	2.3
Grand Junction High (1676)	1624	1576	1600	1632	0.5
Central High (1470)	1544	1596	1652	1650	1.7
TOTALS (5478)	5519	5609	5706	5797	5.0

Source: Mesa Valley School District #51

The 2003/2004 attendance was nearly 6 percent above the target capacity of the schools. Recent School District 51 projections indicate about 600 additional students will be in these attendance areas by the year 2013 which would be about 17 percent above the target capacity of the schools. Within the Pear Park Planning area, the School District's Long Range Planning Committee

PEAR PARK NEIGHBORHOOD PLAN

December 9, 2004

recommends that sites be identified for two additional elementary schools (10 acres each), one middle school (20 acres) and possibly one high school (40 acres). The acreage of potential sites can be reduced by 25 to 30 percent if combined with a park/open space. For example, an elementary school and a park together could potentially fit on 15 acres. The City of Grand Junction *Growth Plan* and the *Mesa Countywide Land Use Plan* adopted in 1996 identified the desire to combine school and parks sites to achieve cost savings and provide more recreational opportunities for the community. According to the Grand Junction *Growth Plan* and the *Mesa Countywide Land Use Plan*, elementary schools should be located within residential neighborhoods to minimize the need for children to cross arterial streets and to minimize the need for school busing.

The tremendous growth of the Pear Park area has left few parcels of land available to be developed for parks and schools. Developing public parks in conjunction with schools allows greater opportunity for recreational/physical activities and learning opportunities for school children.

Parks are an important quality of life aspect of a community as they provide open space for active and passive recreation, community gathering areas, accommodate athletic events and protect natural or scenic areas. Trails link residential areas with amenities in and around their immediate area.

Trails are an important component to parks as well as the overall transportation system of a community. Trails are typically defined as off-street non-motorized routes with few road crossings that are open for bicycle and pedestrian use and sometimes equestrian use. Trails are also identified as on-street bike lanes. The



City of Grand Junction and Mesa County have adopted an *Urban Trails Master Plan* that defines the type and locations of non-motorized transportation corridors in the Grand Junction urban area, as well as on-street bicycle and pedestrian facilities. (See Transportation and Access Management Chapter.) Trails not only provide recreational opportunities to residents, but provide a needed transportation option for the non-motorized public, providing

connections between residential areas. Trails, along with sidewalks and bicycle lanes should link residential subdivisions with parks and schools helping to provide safe routes to schools, reducing the need for busing children to school and lessening the need for parents to drive children to school.

PEAR PARK NEIGHBORHOOD PLAN

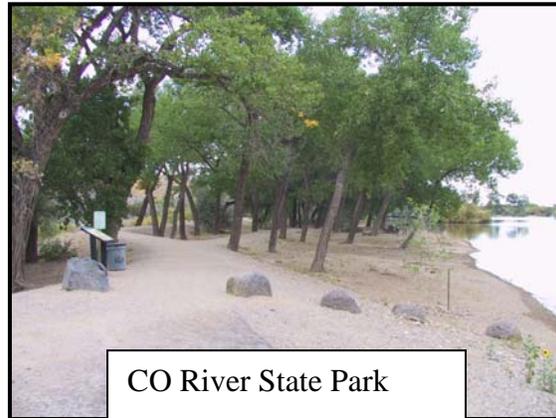
December 9, 2004

EXISTING PARKS & OPEN SPACE IN PEAR PARK (PUBLIC AND PRIVATE)

NAME	LOCATION	TYPE	SIZE	OWNER	AMENITIES
Colorado River State Park - Corn Lake Section	32 Road and the Colorado River	State Park	41 acres	State of Colorado	lake/picnic area/boat launch & landing/trails
Colorado River Wildlife Refuge Area	31 Road and D Road	State Park	141 acres	Federal (Bureau of Reclamation)	Limited public access. Wildlife view area/trails
Colorado River State Park River Trail	30 Road to 32 Road	State Park	20 Acres	State of Colorado	Paved pedestrian/ bike trail
Chatfield Sports Complex (operated by Grand Mesa Youth Soccer Association)	3188 D 1/2 Road	Soccer Complex	10 acres	School District 51	Soccer Fields (adjacent playground with elementary school)
Grove Creek HOA Park	north side of subd at D 1/2 Road	Homeowners Assoc.	1.5 acres	Homeowners Assoc.	Grass (open space)
Meadowvale Subdivision HOA Park	D Road and Alamo Street	Homeowners Assoc.	2.8 acre	Homeowners Assoc.	Picnic area, playground, grass (open space)
Midlands Village HOA Park	Nottingham Drive & 32 Rd	Homeowners Assoc.	1 acre	Homeowners Assoc.	Trails, grass (open space)
Wedgwood Subdivision HOA Park	D Road and Wedgwood Avenue	Homeowners Assoc.	1.3 acres	Homeowners Assoc.	Picnic area, playground, basketball court, grass (open space)
Flint Ridge Neighborhood Park	D 1/4 Road & Marianne Drive	Neighborhood Park	3 acres	City of GJ	UNDEVELOPED
Willowood Mobile Home Park	30 Rd and D Rd	Homeowners Assoc.	3 acres	Homeowners Assoc.	trails, basketball court, grass (open space)
Cherokee Village	Seminole Court	Homeowners Assoc.	0.15 acre	Homeowners Assoc.	Picnic area, grass (open space)
Cimarron East	Margi Court	Homeowners Assoc.	0.5 acre	Homeowners Assoc.	Picnic shelter, grass (open space)
Orchard View	Alegre Court	Homeowners Assoc.	0.5 acre	Homeowners Assoc.	Undeveloped
Cherokee Village West	Osage Circle	Homeowners Assoc.	0.3 acres	Homeowners Assoc.	open space
Parkwood Estates #3	Morning Dove	Homeowners Assoc.	1 acre	Homeowners Assoc.	open space
Ironwood	30 1/4 Rd & Colorado Ave.	Homeowners Assoc.	1.1 acres	Homeowners Assoc.	open space

EXISTING PARKS AND OPEN SPACE

Existing park facilities and trails include the Corn Lake section of Colorado River State Park at 32 Road, access points along the River, 8 foot wide concrete trails and equestrian paths along the stretch between 30 and 32 Roads, all owned and maintained by the State of Colorado State Parks. The current focus of State Parks is on gaining non-motorized access along the river between 27 ½ to 30 Road for additional trails and interconnectivity. Some property owners have indicated they are hesitant to allow trail access through their property. The State's response is that it will not condemn any land to gain access, but will work with property owners to find alternate routes in those areas along the river. Many of the existing State Park facilities have been designed to accommodate a multitude



of users including pedestrians, bicycles and horses. Future trails and paths would be designed to provide the same or similar amenities.

There are a few private parks owned by local homeowner associations. Some of these parks are simply open space grassy areas. Others, like Wedgwood Park, have playground equipment that was funded by Mesa County lottery funds.

Trails are very much needed throughout the planning area to link parks, schools and residential subdivisions. More connections to the riverfront trail, as well as links between other trails are needed. 28 ¾ Road was identified as a possible connection to the Colorado River trail. Parking areas for the river trail are also needed.

NEIGHBORHOOD PARK AND SCHOOL SERVICE AREAS

This Plan provides for parks in the Pear Park Neighborhood by identifying park service areas, establishing the type and size of parks needed, and identifying major urban trail corridors through and to these park service areas, other areas of Pear Park and other neighborhoods in Grand Junction and Mesa County. As land for parks and schools is identified and secured, trail linkages will need to be planned.

PEAR PARK NEIGHBORHOOD PLAN

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The Grand Junction Parks Master Plan and Mesa County's East Valley Parks Plan identified the need for four neighborhood parks (3 to 10 acres) and one community park (10 to 20 acres) for the Pear Park Neighborhood. The following table from the previous plans defines those types of parks as well as two other types of parks that may be privately or publicly built in the Pear Park neighborhood.

Park Type	Size Range	Service Area	Key Features: (May contain one or more of the following)
Mini	1/4 ac to 3 acres	1/4 mile radius	Open play area, playground, picnic tables, fronts on one or more streets
Neighborhood	3 to 10 acres	1/2 mile radius	Open turf area, picnic area/pavilion, playground, walking path, softball/baseball fields, tennis courts, basketball court
Community	10 to 20 acres	2 mile radius	Softball/baseball complex, restrooms, parking lot, open play fields, playground, tennis courts, basketball courts, picnic pavilion, walking paths, natural area, water feature, swimming pool, regional trail connections
Regional	40+ acres	10 mile radius	Lighted sport complexes, recreation/community center, and/or significant natural areas with natural recreation (hiking/biking trails), large complex

In addition, the School District 51 Long Range Planning Committee identified the future need for two additional elementary schools, one middle school and possibly a high school in the Pear Park neighborhood. With the above information, the following needs were identified through a review of existing plans, an inventory of existing parks and trails, meetings with officials from the School District, State Parks, City and County planners and input from residents gathered from the Pear Park Open House held on March 30, 2004 at the Pear Park Baptist Church.

The Pear Park Neighborhood Parks and Schools Map (see pg 37) identifies the parks and schools needs for each service area as listed below.

1. West Pear Park

The population density at build-out for this area is projected to be less than the other areas. West Pear is designated at a density of 2 to 4 units on the Growth Plan versus 4 to 8 units in the other three areas, except the State property consisting of 151 acres which is designated as "public". Generally school sites are most suitable east of 29 Road.

The need for an elementary school is not anticipated for this area; therefore a neighborhood park would be a stand-alone amenity in West Pear Park. In addition, there is the potential for passive recreation along the River, in

conjunction with the Colorado State Park River Trail. A connection to the river trail is needed somewhere between 28 ½ Road and 28 ¾ Road.

2. Flintridge Pear Park

The school needs in this area include an elementary school and middle school, both of which could be combined with needed park sites. It could also be an area for a high school.



The City owns a 3-acre parcel in the Flintridge Subdivision that could be expanded for a neighborhood park. The needed neighborhood park could also be combined with a future elementary school site. The gravel pits south of D Road could be a future location for a middle school and community park. A high school site could also be located in this area and could be combined with a park.

3. Central Pear Park

One neighborhood park and one elementary school are needed in this area and a middle school could also be located in this area if a large enough site is obtained. This area of Pear Park has very little vacant land remaining that could accommodate parks and schools. It is imperative that land be secured as soon as possible.

4. Chatfield Pear Park

Chatfield Elementary School is already serving this area, but providing the additional 2 elementary schools in the other service areas of Pear Park will relieve the enrollment pressures on Chatfield. A neighborhood park is still needed. Chatfield Elementary School could be expanded and further developed to provide more park land. A regional park has also been identified as optional for this area, but may not be needed with the current development of Long Park, a new regional park located near 31 Road and E ½ Road, next to Central High School.



SCHOOL SITE SELECTION CRITERIA

The following criteria should be used in the selection of sites for schools:

- Central location – walkable for majority of students within the service areas, minimizing bussing;

- Locate elementary schools on local streets with good connections to collector roads;
- Combine school/park sites;
- Maximize trails/sidewalk access;
- Availability of public utilities;
- Avoiding proximity to hazard areas *i.e.* railroads, ditches, canals, etc.;
- Appropriate surrounding zoning;
- Analysis of existing site conditions for ease and efficient construction.

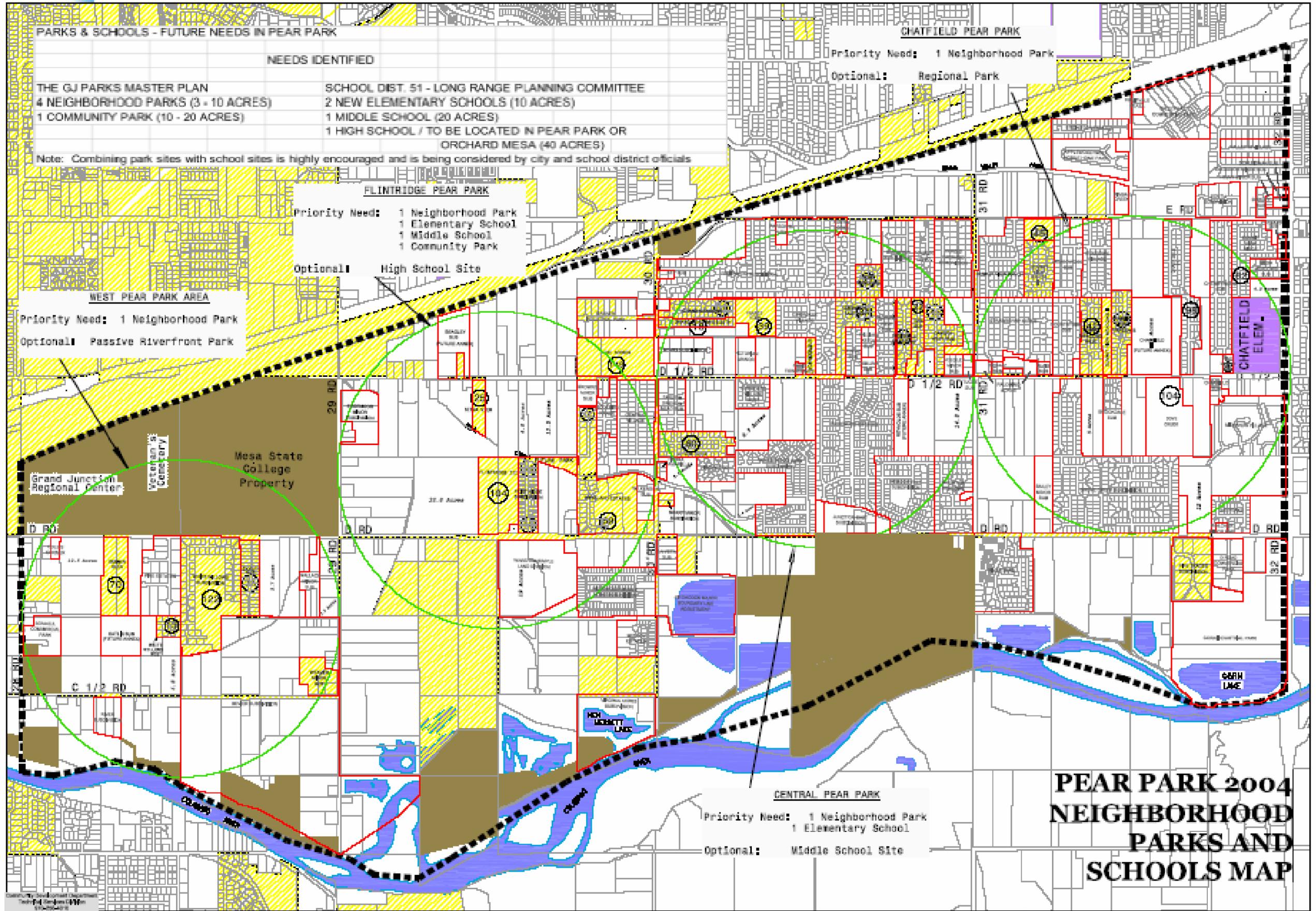
GOALS

1. Provide adequate public school and park sites to serve the Pear Park residents as identified on the Pear Park Neighborhood Parks and Schools Map.
2. Schools and parks sites should be co-located and parks jointly developed by the city, county and school district for the benefit of all residents.
3. Provide off-street trail connections between residential areas, parks and schools.
4. Complete the Colorado River State Park Parks trail system through Pear Park.
5. Increase recreational opportunities in the Colorado River corridor.

IMPLEMENTATION STRATEGIES

1. The City and County will work with School District 51 to identify and purchase land for future school sites using the Pear Park Neighborhood Parks and Schools Map in this plan and school site selection criteria. Options to purchase and/or rights of first refusal should be negotiated as soon as possible.
2. The School District will establish the priority of which area (Flintridge Pear Park or Central Pear Park) should have the next elementary school constructed.
3. Update the School Land Dedication fee collected by the City and County in lieu of land dedication and tie the fee to the Consumer Price Index.
4. New trail linkages will be planned and built to provide access to future park and school sites to implement the Urban Trails Master Plan.
5. The City of Grand Junction, Mesa County and/or State Parks should construct additional recreational facilities in the Colorado River Corridor.
6. The Colorado River State Parks trail system will be extended from 30 Road to 27 ½ Road.
7. Construct trails as identified on the Urban Trails Plan to link the Colorado River Trail to residential areas within Pear Park.

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COMMUNITY IMAGE/CHARACTER

BACKGROUND

The Pear Park neighborhood heritage includes the original fruit tracts that were marketed in the 1890s and the resulting farmsteads. It also contains the Old Spanish Trail north bank crossing of the Colorado River and the former home of the Teller Institute, also known as the Indian School. Historic structures, as well as the landscape itself, create a unique image for Pear Park.

As this area urbanizes, it is important to retain some elements of the historic architecture and landscape. Also important is creating high quality development in terms of site planning and architectural design, for both residential and commercial projects. Public comments regarding residential design included suggestions to implement design standards for residential development that would allow for diversity in design, require higher quality, require some minimal



landscaping and minimize the “garagescape” appearance that is common in many subdivisions.



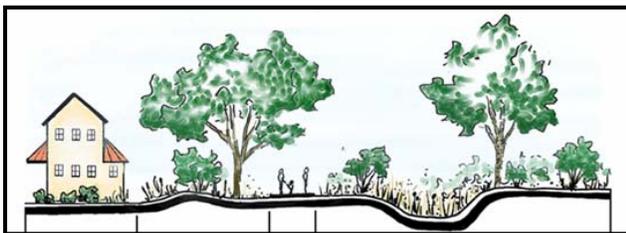
billboards.

Commercial signage should be allowed in a way that does not detract from surrounding residential areas. Comments received from the public at an open house included the preference that signage be less obtrusive, such as monument signs rather than pole signs and

The presence of cell towers and related technologies need to be sized and sited in a way that is respectful of a neighborhood environment. Night lighting was not expressed as a concern by the public; people were more



concerned about having enough lighting for security.



Ditch corridors can be a special feature and amenity of the neighborhood and can help to improve the quality of storm water runoff in the area.

In addition, public improvements should establish this quality within the public realm, including roadway design and open space areas. High quality development should be carried over to private sites by establishing and applying design standards and guidelines.

GOALS

1. Establish drainage facilities to be a special feature/amenity of the neighborhood and to improve the quality of storm water runoff.
2. Achieve high quality development in Pear Park in terms of public improvements, site planning and architectural design.
3. Minimize visual clutter along corridors.
4. Celebrate the heritage of the Pear Park area with the use of historic design elements.
5. Create an identity for the Pear Park neighborhood through the use of gateway treatments.

IMPLEMENTATION STRATEGIES

1. Adopt an overlay zone district for the business and commercial zone districts that minimizes the number and size of signs and includes architectural and site design standards that heighten the requirements for quality and compatibility.
2. Adopt design standards for residential development that encourage mixed densities and innovative designs that minimize “garage-scape” streets.
3. Identify key architectural and landscape elements that define the historic aspects of Pear Park and integrate those elements into the design standards and guidelines for residential, business/commercial and institutional uses.
4. Encourage the preservation and adaptive re-use of historic structures.
5. Prohibit billboards (off-premise signs) in the Pear Park neighborhood.
6. Adopt street sections that provide safe access for all modes of transportation and incorporate medians and tree lawns where ever possible.
7. Maintain and enhance ditches, canals and drainage facilities to be special features and amenities of the neighborhood and to improve the quality of storm water runoff.
8. Design and install “gateway” features at D Road and 28 Road, 29 Road and the River, 29 Road and the proposed viaduct, 30 Road and the underpass, and 32 Road and D, D ½ and E Roads.
9. Reduce the height of the existing cell tower, located C ½ Road east of 28 Road, in accordance with the requirements of the existing Mesa County Conditional Use Permit.

LAND USE AND GROWTH

BACKGROUND

Since the original adoption of the Future Land Use Map in 1996 by the City of Grand Junction and Mesa County, various changes to the Map have occurred in Pear Park with the latest changes occurring in 2003. Because the map was updated just a year ago, this neighborhood planning process studied only a few select areas for possible changes. These areas were identified by the City of Grand Junction and Mesa County Planning Commissions at the 2003 Future Land Use Map update.

Sewer, water, and all other utilities and urban services are planned for or are available in the Pear Park area. As a result, the entire Pear Park neighborhood has been designated for urban uses except that area located near the Colorado River where potential flooding and other environmental issues limit development potential.

A majority of the Pear Park neighborhood is recommended for residential uses. Much of the area is designated "Residential Medium" with densities between 4 to 8 dwelling units per acre and "Residential Medium Low" with densities of 2 to 4 units per acre. South of C ½ Road and south of D Road, east of 30 Road in an area generally located within the 100 year floodplain zone, the Future Land Use Map shows an "Estate" classification which provides for much lower residential density of two acre lots or larger; and the "Conservation" land use classification, which requires a minimum of five acres per residential lot. "Commercial/Industrial" uses are recommended for the areas north of Corn Lake along 32 Road, the east side of 28 Road and the Perkins Drive area (east of 31 ½ Road) located in the northeast section of Pear Park. A large Neighborhood Commercial area approximately twenty acres in size is designated at the southeast corner of 29 Road and D Road. For all land use categories and locations, refer to the Future Land Use Study Area Map

Existing Agricultural Uses/Nonconforming Uses

The Future Land Use Map does not always reflect current zoning or existing land uses. For example, there are many agricultural uses in the Pear Park area on land currently zoned for residential uses. These agricultural operations are permitted to continue. Land uses deemed legal when they were established are allowed to continue as long as they are not discontinued for



a period of time or significantly changed or expanded as defined in City and County codes.

ANNEXATION

The 1998 Persigo Agreement between the City of Grand Junction and Mesa County defines how and when the City annexes new areas into the City limits generally west of the Clifton Sanitation boundary (between 31 and 32 Roads). Annexation of unincorporated areas of Mesa County into the City of Grand Junction only occurs under circumstances as described in the inset to the right.

The City and County have agreed to jointly develop incentives to encourage annexation. Examples of these incentives once they are fully developed, funded and implemented may include parks, fire stations and/or road improvements.

WHEN IS A PROPERTY ANNEXED INTO THE CITY OF GRAND JUNCTION?

- An existing subdivision where a majority of property owners are requesting the annexation. In this case, the entire subdivision is annexed.
- A development is proposed requiring annexation under the terms of the 1998 Persigo Agreement (i.e. major subdivision, new commercial development, etc.).
- An area is entirely enclaved by other parcels (not road right-of-way) that are annexed into the City of Grand Junction. In this case the area within the enclave will be annexed within 5 years of the enclave being formed and no sooner than 3 years under Colorado State law.

CHANGES TO THE FUTURE LAND USE MAP

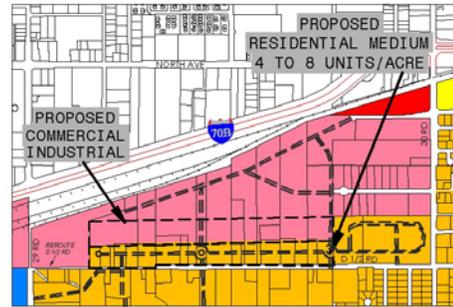
In 2003 four of the following areas (Areas 1 thru 4) in the Pear Park neighborhood were identified as requiring further study for potential changes to the Future Land Use Map. The various options listed and identified as part of this planning process were derived from a focus group, an advisory committee of various service providers in the Pear Park area and City and County Staff. Area 5 is an area identified by the Bureau of Reclamation, needing a land use map change from "Park" to "Conservation".

AREA 1 North side of D ½ Road between 29 and 30 Roads. The objective of Area 1 is to eliminate split land use classifications on individual properties north of D ½ Road between 29 Road and 30 Road. Currently, many of the properties have a Commercial/ Industrial land use classification on the northern portion of the properties and a residential land use classification on the southern portion. The study area also includes other properties within this area that would be directly affected by any changes to the Future Land Use map. A majority of the affected landowners have stated they would prefer the western portion and along D ½ Road in the study area be designated as

PEAR PARK NEIGHBORHOOD PLAN
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residential. There were no changes considered for the northeast corner of Area 1.

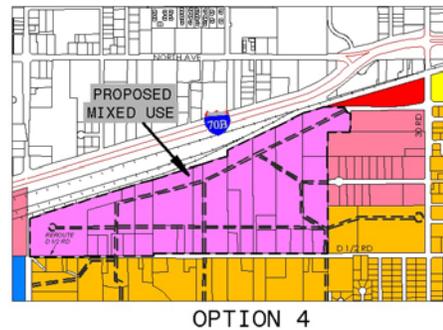
Option 1 – Includes proposed residential 4-8 units/acre along the north side of D 1/2 Road, with commercial/industrial north of the residential.



Option 2 - Includes proposed residential 4-8 units/acre north of D 1/2 Road and west of 29 1/2 Road and commercial/industrial east of 29 1/2 Road and north of D 1/2 Road with neighborhood commercial at the northwest corner of D 1/2 and 30 Roads.

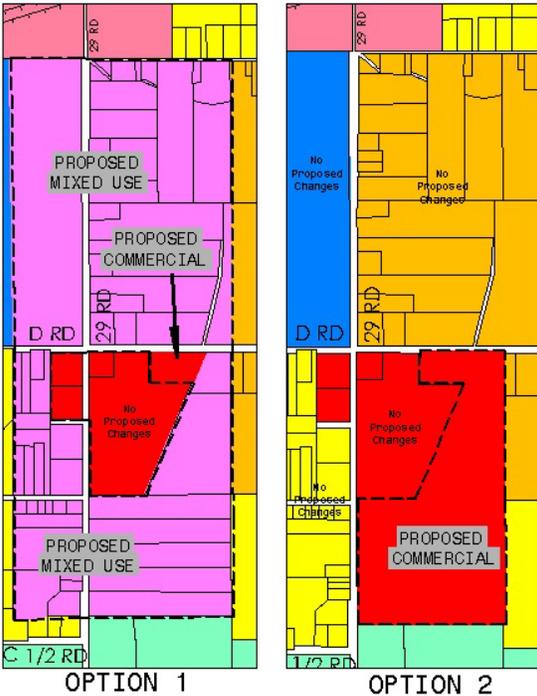
Option 3 – Includes residential 4-8 units/acre west of 29 1/2 Road and south of the railroad tracks. The area east of 29 1/2 Road and north of the residential remain commercial/industrial. **Option 3 is the preferred alternative and is being recommended for adoption.** (See Future Land Use Changes Map, pg 47 for this option.)

Option 4 – Includes proposed mixed use from 29 Road to 29 3/4 Road, north of D 1/2 Road. This option would make the area mixed-use, allowing for various residential and commercial uses. Standards for the mixed-use category would have to be proposed and adopted through a separate rezoning process.



AREA 2 Southeast corner of D & 29 Roads. Area 2 is being considered for additional commercial and higher density residential adjacent to the existing commercial area. The City's *Growth Plan* and the *Mesa Countywide Land Use Plan* recommends providing for a variety of densities and housing types dispersed throughout the City and the urban area. There is currently only one small area along 32 Road and Hill Avenue that is designated higher density in Pear Park. In addition, this area would be a logical transitional area between low

density residential to the east and the commercial area to the west. Creating a commercial area too large will have regional economic implications. Creating a mixed use district for this area may be difficult due to the size and shape of existing parcels. A Residential Medium-High designation (8 to 12 units per acre) would allow for Residential Office (RO) zoning to be considered. RO zoning allows small scale office uses that have strict architectural control.



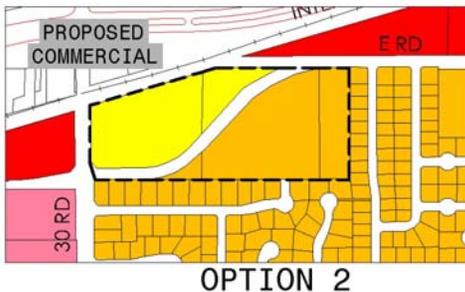
Option 1 – Commercial and mixed use for the entire area between C ½ Road and D ½ Road, both sides of 29 Road.

Option 2 – Increase commercial designation for the area east and south of the commercial area.

Option 3 – Increase density from residential medium (4 to 8 units/acre) to residential medium high (8 to 12 units/acre) for the area east and south of the commercial area. **Option 3 is the preferred alternative and is being recommended for adoption.** (See Future Land Use Changes Map, pg 47 for this option.)

AREA 3 South of E Road and east of 30 Road. The two vacant parcels at the northeast corner of E Road and 30 Road are separated from the rest of the area by major roadways and the railroad. The isolation of these two parcels and proximity to the railroad tracks makes the current land use designation of 2 to 4 dwelling units per acre (Residential Medium Low) not desirable. The three parcels on the south side of E Road are also being considered for change.

Option 1 – Commercial on the northeast corner of E and 30 Roads.



Option 1 is the preferred alternative and is being recommended for adoption. See Future Land Use Changes Map, pg 47 for this option.)

Option 2 – Increase commercial area to include both sides of E Road east of 30 Road.

AREA 4 South of D ½ Road and west of 31 Road. This neighborhood plan also examined the need for adequate neighborhood shopping areas that will serve Pear Park. Two areas were considered. The first area is located at the Northwest corner of 30 Road and D ½ Road and the second areas is at the southeast corner of 31 Road and E Road **This second area is the preferred alternative and is being recommended for adoption.** (See Future Land Use Study Area Map, pg 47 for this option.)

AREA 5 The Colorado River Wildlife Area

The Colorado River Wildlife Area and the Orchard Mesa Wildlife Area are located north and south of the Colorado River between 30 and 31 Roads and immediately south of D Road. (see Environmental Resources River Corridor Chapter) This land owned by the Bureau of Reclamation is developed and managed for the preservation of permanent wildlife habitat along the Colorado River. The majority of the property is closed to the public year-round for wildlife protection. The use on the property is “conservation”, therefore the current “Park” land use designation as shown on the Future land Use Map is not appropriate. **The change to “Conservation” for the wildlife area is being recommended for adoption.** (See Future Land Use Changes Map, pg 47 for this option.)

REGIONAL CENTER/MESA STATE COLLEGE PROPERTY

Mesa State College owns a large area of undeveloped land at the northwest corner of 29 Road and D Road. At this time there are no public plans for this site. The Grand Junction Regional Center, owned and operated by the State of Colorado has some surplus property immediately west of the Mesa State College property.

GOALS

1. Eliminate split land use categories on individual properties along the north side of D ½ Road.
2. Provide for adequate neighborhood commercial areas that will serve the Pear Park Neighborhood.
3. Establish areas of higher density to allow for a mix in housing options.

IMPLEMENTATION STRATEGIES

1. Adopt the recommended Future Land Use Map changes as shown on the Future Land Use Study Area Map.
 - Area 1 Option 3
 - Area 2 Option 3
 - Area 3 Option 1
 - Area 4 Designate SE corner of 31 and E Roads Commercial.

2. Adoption of this Pear Park Neighborhood Plan amends the Future Land Use Map land use designation from “Park” to “Conservation” for the Bureau of Reclamation property preserved for the Colorado River Wildlife Area and the Orchard Mesa Wildlife Area.
3. Based on the adoption of the Pear Park Neighborhood Plan by the Mesa County Planning Commission and the recommendation for adoption by the City Planning Commission, future study of two areas for potential changes to the Future Land Use Map shall be conducted in the first quarter of 2005 and brought back to both Planning Commissions by April/May 2005. The areas to be furthered studied are:
 - a. Teller Court Area – located west of 30 Road.
 - b. D Road Area – located south of D Road to the River, between 30 Road and 32 Road.

PEAR PARK NEIGHBORHOOD SPECIAL STUDY AREAS - 2005

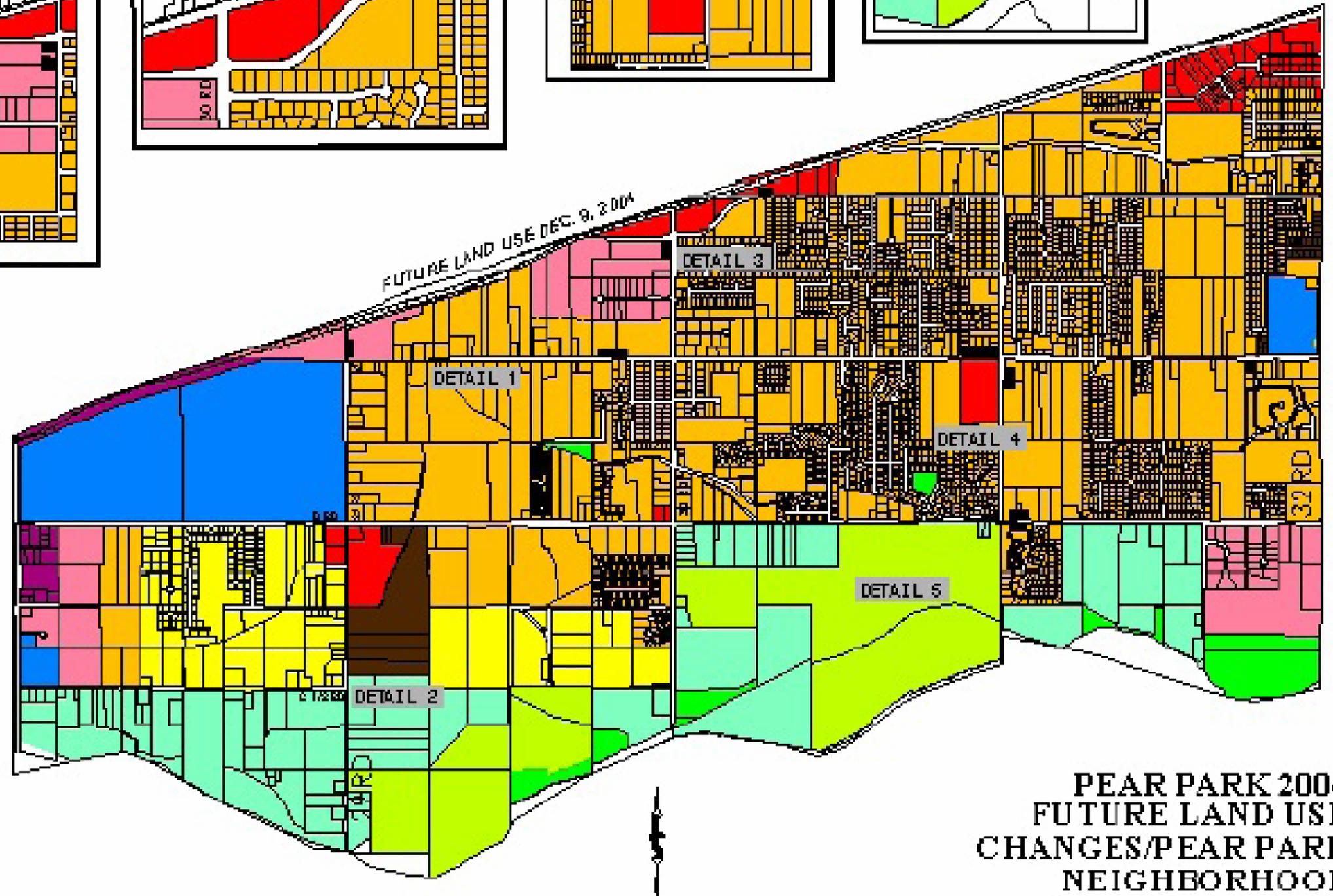
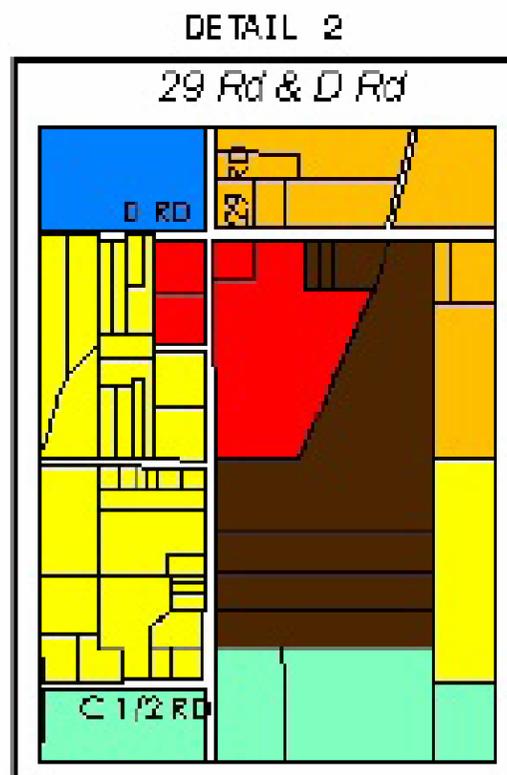
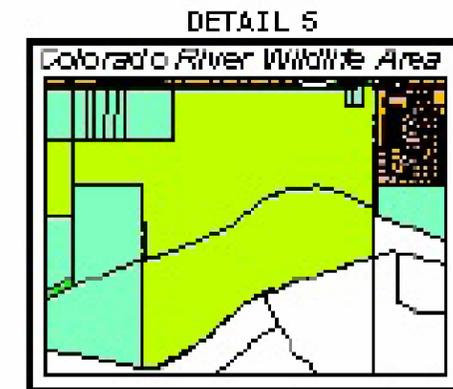
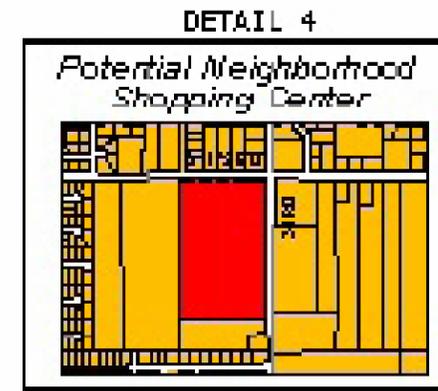
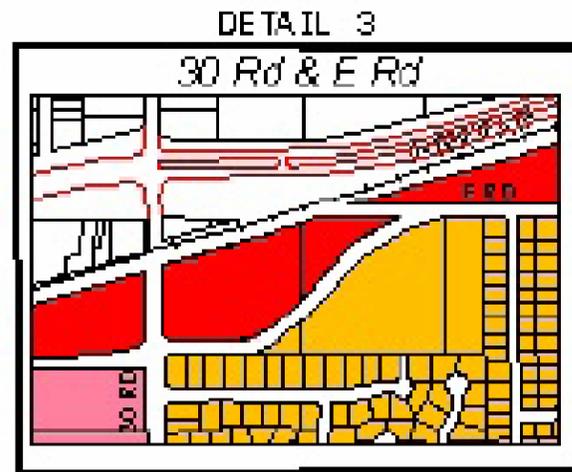
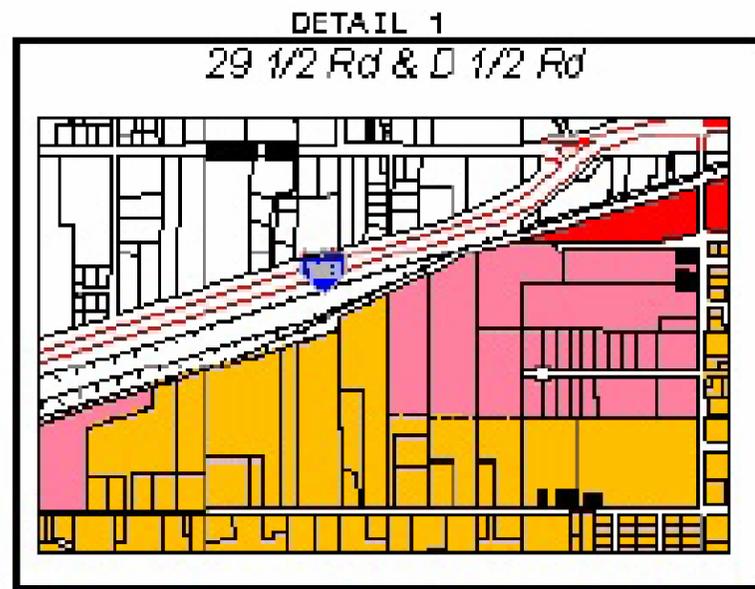
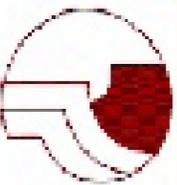
PLANNING PROCESS

The special areas planning process (see Implementation Strategy #3 above) began in January 2005. Public input was solicited at two focus group meetings, a public open house, individual meetings with property owners upon request and written comments, phone calls, e-mail, and personal communications. The public open house held February 22, 2005 was well attended by approximately 120 people. Notice of the open house was mailed to every property owner in the planning area (approximately 4,600) announcing the topic areas of discussion. On March 31, 2005 a joint City County Planning Commission Public Hearing was held for consideration of the special study areas adoption.

On April 20, 2005 Grand Junction City Council adopted changes to the Future Land Use Map for the two study areas as noted below (see map on Page 48).

1. Teller Court Special Study Area Future Land Use Map – approved changes to the Future Land Map to reflect the following:

Changing the Future Land Use Map to Industrial for the entire parcel located at 489 30 Rd and for only that area located within the study area for the following two parcels, the northern approximate half of the parcel at 2968 D ½ Rd and the northern approximate three quarters of the parcel at 2991 Teller Ct.
2. D Road (between 30 and 32 Roads, south side) Special Study Area Future Land Use Map – approved changes to the Future Land Map to reflect the following for Sub-areas A, B, C, D, E, and F.
 - A. From “Estate” to “Residential Medium”
 - B. From “Estate” to “Residential Low” (NOTE: The Mesa County Planning Commission approved this area as “Residential Medium”)
 - C. From “Estate” to “Residential Medium”
 - D. From “Conservation” and “Estate” to “Residential Medium Low”
 - E. From “Estate” and “Park” to “Conservation
 - F. From Estate” and “Park” to Conservation



**PEAR PARK 2004
FUTURE LAND USE
CHANGES/PEAR PARK
NEIGHBORHOOD**

LEGEND

- | | | | | | | | | |
|--------------|----------------------|-----------------------|------------|-----------------------|------------|--------|-----------|-------------|
| Estate | Residential Med. Low | Residential Med. High | Commercial | Commercial/Industrial | Industrial | Public | Mixed Use | Detail Area |
| Conservation | Park | | | | | | | |



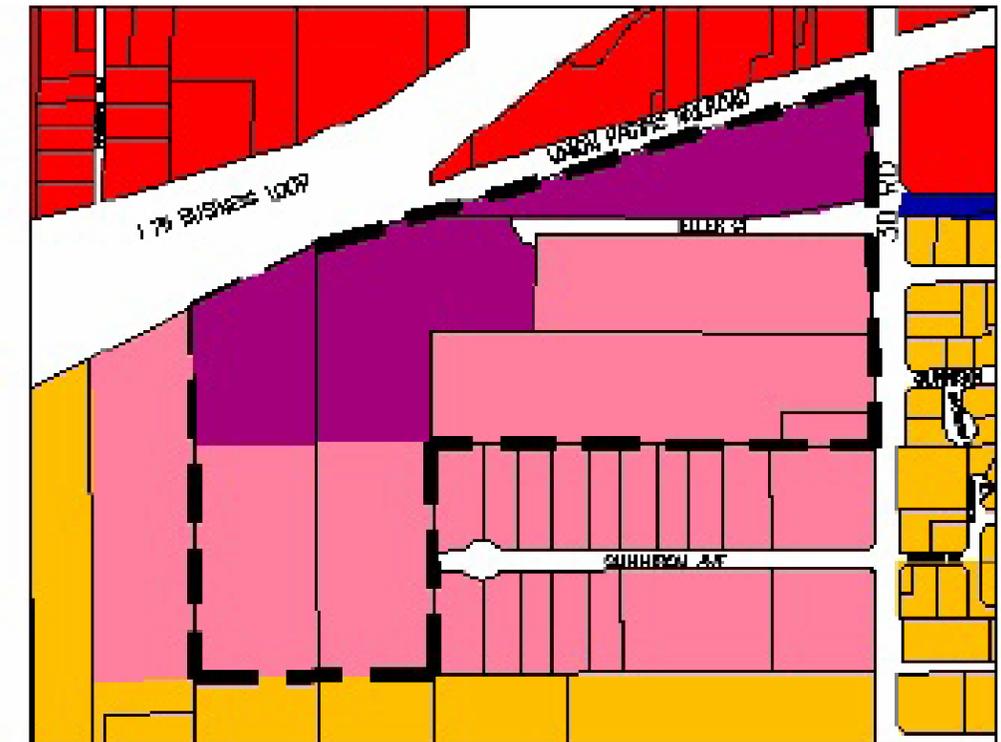
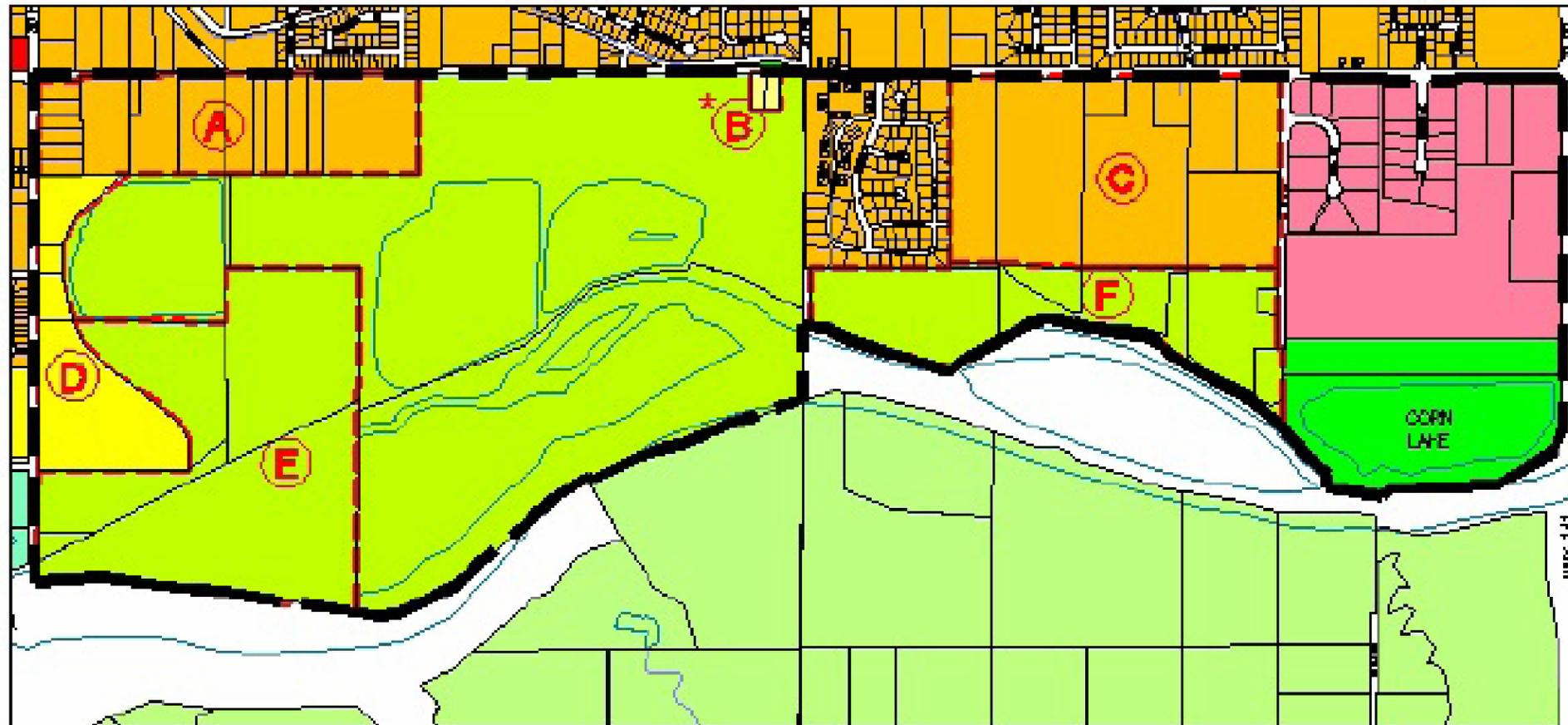
Adopted Future Land Use Map

April 20, 2005



South Side of D Road (between 30 & 32 Rd)

Teller Court



- | | | | |
|----------------------|-----------------------|--------------|------------|
| Residential Low | Industrial | Park | Estate |
| Residential Med. | Commercial | Conservation | Study Area |
| Residential Med. Low | Commercial/Industrial | | |

* NOTE: Mesa County Planning Commission Approved Sub-Area B as Residential Medium on March 31, 2005



GENERAL SERVICES

The essential services of sewer, waste collection, potable water and irrigation water are critical components of the health, welfare, and safety of the Pear Park neighborhood.

DOMESTIC WATER

Clifton Water District and Ute Water Conservancy District provide domestic water service to residents of the planning area. Typically, customer demand is from 100 to 120 gallons per day per person. There are also several residences using wells for domestic water supply. Clifton Water provides service to residents of the area living east of 30 Road. The water supply comes entirely from the Colorado River and the treatment facility is located just east of the Pear Park area. The water delivery system is principally gravity fed with an occasional pump or booster station.

Ute Water serves the area west of 30 Road. The water supply comes from snowmelt on the Grand Mesa which is stored and diverted through a series of reservoirs, ditches and pipes. The treatment facility is located on Rapid Creek. The water delivery system is principally gravity fed. Water delivery within the Pear Park area is predominately made through an 18-inch water line which is fed by a 24-inch main located to the south of Pear Park.

7 Basic Principles To Good Xeriscape Designs

- 1. Comprehensive planning and design for low water use;**
- 2. Creating practical turf areas,**
- 3. Selecting low water plants and organizing plants by water usage;**
- 4. Using adequate soil preparation;**
- 5. Using water conserving mulches;**
- 6. Irrigating efficiently; and**
- 7. Maintaining landscaping appropriately”.**

(Source: Denver Water Board)

Issues facing both Clifton Water and Ute Water are line sizes. The current policy of both districts is to upgrade as development occurs with the upgrades primarily paid for by the developer. Both water providers have adequate capacity to serve the planning area as it develops to its build-out potential.

Because of the Grand Junction area's desert environment, xeriscaping and the use of xeric (low water use) plants works very well. The table to the left lists seven things that can be done to obtain good xeric design.

IRRIGATION/DRAINAGE

Historically, irrigation delivery systems were designed for farming. Today, those systems are largely incompatible with residential subdivision development, creating problems for end user delivery and tail water drainage. Irrigation water is supplied to many residents living in the Pear Park neighborhood through a series of ditches, laterals and drains that are part of the Grand Valley Irrigation Company system. Water is diverted from the Colorado River at Palisade. The irrigation company's mainline delivery lateral for Pear Park runs along E Road. A small (north east corner) part of Pear Park is served by the Palisade Irrigation District on the north side of the Grand Valley Canal.

Grand Valley Irrigation Company is a private non-profit supplier of irrigation water; however, the responsibility for the operation and maintenance of all lateral ditches or pipelines belongs to the individual water user. This also applies to the ditches and pipelines that carry water away from each property until that "waste irrigation water", or tail



Mesa County Ditch

water, is returned to the Colorado River or a natural drainageway such as Lewis Wash. Often subdivision homeowner associations (HOAs) are responsible for maintenance of laterals. The irrigation managers prefer that irrigation systems serving new subdivisions be piped resulting in a more efficient and manageable delivery system.

Grand Junction Drainage District operates multiple drainage facilities designed for the purpose of collecting subsurface waters. Historically, when tail water reaches an existing drainage facility, that facility has the capacity to carry additional waters which can be accepted into the system the Grand Junction Drainage District operates and maintains.

STORMWATER MANAGEMENT

Stormwater management in the Pear Park neighborhood is the responsibility of Mesa County, City of Grand Junction and the Grand Junction Drainage District. The planning area is located in the Indian Wash and Lewis Wash drainage basins. Generally, stormwater flows do not follow jurisdictional boundaries and thus multi-jurisdictional solutions are needed.

In June of 2004 Mesa County, Grand Junction, Fruita, Palisade and Grand Junction Drainage District formed the “5-2-1 Drainage Authority” to provide multi-jurisdictional drainage facilities for stormwater and to manage stormwater quality as mandated under the Clean Water Act and the Colorado Department Health and Environment/Water Quality Control District (Regulation #61). Pear Park is a good example for the need of the Authority. Three different agencies are charged with responsibility for stormwater, which can lead to confusion for the residents on who to call when they have a drainage problem.

Mapping of the drainage facilities in Pear Park is underway by the City of Grand Junction, Mesa County and the Grand Junction Drainage District. Mesa County has also compiled drainage information from the various private development studies completed to date.



Lewis Wash

Stormwater management facilities generally include a means of conveying stormwater runoff from individual lots and streets downstream to an acceptable point of discharge. In some cases runoff is routed through a detention pond to slow the rate of discharge before being released into downstream facilities. Eventually all runoff ends up in a lake or the Colorado River. The least intrusive method to deal with water quality and stormwater management is to adopt

and use best management practices (BMP's) that avoid, minimize and mitigate water runoff activities. The issue of stormwater management is also related to floodplain management (see Environmental Resources/River Corridor chapter).

In urban areas, the high percentage of impervious surfaces greatly increases the amount of stormwater runoff from individual lots. Urban stormwater management services require highly technical information and analysis to be effective. As with other urban-level services, municipal governments are better able to provide the more technical level of service required for effective stormwater management in urban areas; however, simple efforts like street sweeping, catch basins, cleanouts and cleaning of underground pipes can improve the quality of runoff without a lot of capital investment.

Stormwater management facilities are also an essential part of new development. New development is required to provide adequate facilities for stormwater runoff. Maintenance of those facilities is the responsibility of the property owners.

SANITARY SEWER

The Central Grand Valley Sanitation District and Clifton Sanitation District II provide sewer service to residents of the Pear Park neighborhood. Central Grand Valley collects wastewater and transports it to the Persigo Wastewater Treatment Facility.

The City of Grand Junction and Mesa County jointly own and operate the Persigo Wastewater Treatment Facility. Clifton Sanitation District II collects and currently treats wastewater in a lagoon system in Clifton. The Clifton Sanitation District II plans to build a new treatment facility in the near future. The operation and treatment of sewage treatment facilities are regulated by State statutes and regulations administered by the Colorado Department of Public Health and Environment's Water Quality Control Division. Sewer line sizes are upgraded as development occurs, with improvements paid for by the developer.

Only a small number of the existing homes in the planning area are not currently being served by sanitary sewer. These homes are served by onsite individual sewage disposal systems, regulated by Mesa County Department of Environmental Health. Failing systems are required to connect to the public sewer system.

SOLID WASTE COLLECTION/TRASH PICK-UP

City ordinance requires residences within the City of Grand Junction to have their trash picked up by either the City or a private hauler. Residents living within unincorporated Mesa County are not required to have their trash picked up, however many do. Others choose to haul their own garbage to the Mesa County Landfill. There are several private haulers that provide solid waste collection to the Pear Park Neighborhood.

With multiple refuse haulers there are issues with noise, aesthetics and the number of large trucks driving on neighborhood streets. Consolidating services for individual neighborhoods would reduce:

- the frequency of refuse trucks;
- the number of days refuse containers are placed at the curb; and
- the number of large trucks using the neighborhood streets.

SUMMARY

The background information in this chapter depicts the current conditions in the Pear Park planning area. Throughout the course of researching and writing this chapter staff did not uncover any new service issues specific to the Pear Park planning area. As a result, the goals and implementation section of this chapter was omitted; however, the goals, policies and implementation items of the City's *Growth Plan* and the County's Joint Urban Planning Area chapter of the *Mesa*

PEAR PARK NEIGHBORHOOD PLAN

December 9, 2004

Countywide Land Use Plan continue to apply. City and County staff will continue to implement and refine policies and codes that address the following;

- Water conservation, xeriscape and low water use landscaping in new and existing residential subdivisions.
- Work with developers of new subdivisions to plan for and use irrigation water in closed/piped delivery systems for its most efficient use.
- Work with developers of new subdivisions to incorporate their ditches and delivery systems in accordance with state statutes.
- Coordinate public works projects with service providers to eliminate or avoid duplication or redundancy in construction efforts.

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PUBLIC SAFETY

LAW ENFORCEMENT

The essential services of fire, police, sheriff and emergency medical services are critical components of the health, welfare and safety of the Pear Park area. Law enforcement is provided by the Mesa County Sheriff's office, the Grand Junction Police Department and the Colorado State Highway Patrol. The Mesa County Sheriff's Department is the primary law enforcement agency for the planning area. At present the area is served by two deputies. The City of Grand Junction Police Department responds to calls within the incorporated limits of the City. The department assigns one officer to the area as part of the community policing program. As the City of Grand Junction continues to annex, additional officers will need to be added. The number of Colorado State troopers in the Pear Park neighborhood varies depending on calls for service in other areas of the County. The Colorado State Patrol responds to all vehicular accidents in unincorporated areas of Mesa County.

Annexation patterns have created challenges for law enforcement. Overall, 80% of the Pear Park area is still in unincorporated Mesa County. Access to the Pear Park neighborhood from 9th Street can be blocked by a train, affecting response times. These problems should diminish when the 29 Road Bridge and viaduct are completed. The lack of lighting in parks, on trails and neighborhood streets in unincorporated areas of the County has been a challenge for the Sheriff's Department. Existing parks are patrolled by foot because they are not lighted.

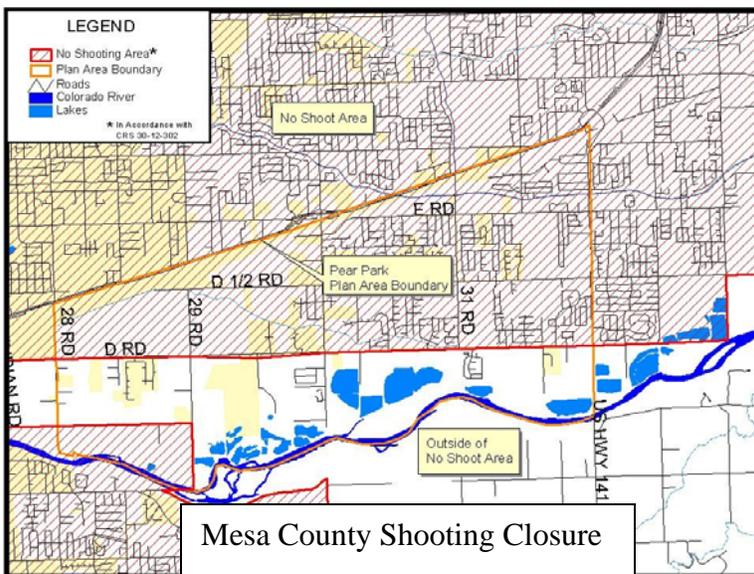
The Sheriff's Department averages 10 service calls per day in the Pear Park neighborhood and the City of Grand Junction Police Department averages 1.5 calls per day. It is estimated that 65 percent of those calls are assistance related and the other 35 percent are enforcement related.

Both the Sheriff's Department and the City Police Department encourage neighborhood watch programs; however, the City currently does not have an active neighborhood watch program in this area. Both the City and the County provide officer assistance and provide area representatives with tools to coordinate and implement an enforcement program for the neighborhood.

A few transient camps exist along the Colorado River near 28 ½ Road. They are not currently reported as a problem; however, transient camps are usually not an issue until parks, trails or other uses are developed around them and the public begins to utilize them. As the area is annexed into the City, "Trail Host Programs" coordinated through the Police Department will expand to serve those areas.

The Colorado Division of Wildlife (CDOW) regulates hunting along the Colorado River. CDOW owns one property that consists of two islands adjacent to Corn Lake. They are in the process of developing hunting access on these islands. The Colorado River Wildlife Area and the Orchard Mesa Wildlife Area along the Colorado River between the 29 ½ and 30 ¾ Road corridors, are cooperatively managed by the Bureau of Reclamation and Western Colorado Wildlife Habitat Association.

The Colorado River corridor consists of a combination of shooting closure areas (no shooting areas) as adopted by the Mesa County Board of County Commissioners, legal hunting areas on private property outside those areas, as well as the established hunting areas on Federal and State owned lands. There



is no hunting allowed within the City limits. As the area continues to develop, there will be increased pressure to further regulate hunting along the Colorado River; however, this plan's Future Land Use Map maintains lower densities of two acres or more per residence along much of the Pear Park side of the Colorado River.

FIRE PROTECTION

Fire protection for Pear Park is provided by two fire districts; the Grand Junction Rural Fire Protection District (GJRFPD) serves the area primarily located west of 30 Road; and the Clifton Fire District serves the eastern half of Pear Park. Fire protection west of 30 Road, but within the City limits is provided by the City Fire Department. The two nearest fire stations for the City and Rural Fire District are located at 330 South 6th St (Station #1) and 2827 Patterson (Station #2). The Clifton Fire District has a fire station located at 3254 ½ F Road.

The City and Rural District average approximately 37 calls per month in this area; 72 percent are emergency medical service calls. Currently 30 percent of all calls for Clifton Fire are from the Pear Park area. The foremost impediment faced by fire officials in serving this area is poor access from existing fire stations. Timely access via 9th Street and 30 Road is unpredictable. Planned improvements to 29

Road should decrease response time; but, as the area continues to develop the existing service level will be impacted.

Hazardous material spills in the Pear Park neighborhood are an uncommon occurrence. Locations that have been problematic in the past are the railroad tracks near 32 Road and an area known as the railroad hump yard in the 28 Road area.

The City is currently identifying some preferred sites for a fire station in Pear Park. A new fire station could be located and built in conjunction with a community-wide public safety training facility.

Properties located within both the City limits and the Clifton Fire District that are not excluded from the District are currently being double taxed. The City has reimbursed those homeowners on an annual basis for their property taxes paid for City fire service. This issue may be resolved by an agreement between the City of Grand Junction and Clifton Fire. Clifton Fire District has no long range plans for expansion.

Another issue for the Clifton Fire Department is the residential setbacks required by the City of Grand Junction and Mesa County. Both the City and County codes allow between 10 feet and 30 feet between principal structures, depending upon zoning, measured at the foundation and even a smaller distance for accessory structures like sheds. For fire safety, the Clifton Fire District staff would like to see a separation between residential uses of no less than 15 feet between structures measured from the closest point of one structure to the closest point of the adjacent structure.

Emergency medical response is an important part of the service provided by fire protection districts and authorities. Both of the service providers in the planning area have trained staff to provide medical response. Mesa County Emergency Management (MCEM) recently hired a consultant to review current services and to develop standards for services and response times. MCEM's goal is to provide "wall to wall" coverage countywide. In addition, the consultant will be giving recommendations for funding sources for emergency services and appropriate response times. The study has preliminarily mapped emergency response times throughout the valley. Most of Pear Park is located outside of the 5 minute response time service area. The national average for response times is 8 minutes.

GOALS

1. Provide excellent emergency services within acceptable response times.
2. Provide for public safety in the design of parks and trails and other public facilities.

IMPLEMENTATION STRATEGIES

1. The City and County will improve night lighting of pedestrian trails and trail connections to subdivisions and in parks to provide a better deterrent to crime and illegal activities.
2. The City and County will establish appropriate measures to ensure emergency services access during construction of the Riverside Parkway and the 29 Road corridors (bridge and viaduct) projects.
3. The City will identify preferred site(s) for a law enforcement substation and/or fire station/training facility.
4. Develop a plan to resolve the double taxation in annexed areas within Clifton Fire District.
5. Public safety agencies, through the coordination of the Mesa County Emergency Management Department, will develop a plan for “wall to wall” coverage for fire and EMS.

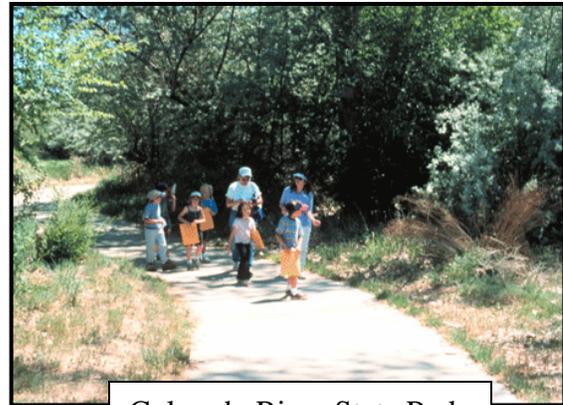
ENVIRONMENTAL RESOURCES RIVER CORRIDOR

PUBLIC AND PRIVATE VALUES

The Colorado River Corridor is just one of many parts within a functioning ecological unit that also includes the natural and built environment. Many important, and sometimes conflicting, public and private values must be maintained and managed inside the corridor. One big challenge is working to help development and wildlife coexist.

Public values include:

- Natural areas, wildlife habitat, environmental and water quality.
- Recreation, parks, trails and designated public access areas.
- Rural character and agricultural use.
- Floodplain and flood hazard management.
- Scenic and aesthetic resources
- Education and interpretation
- Historic landmarks and cultural landscapes



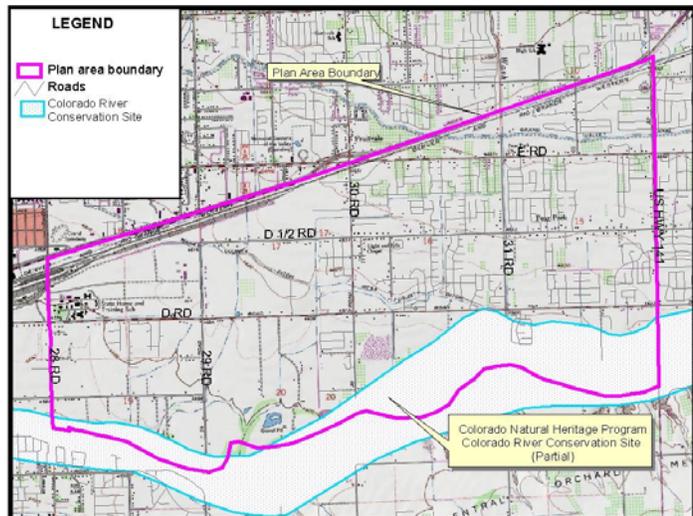
Colorado River State Park

Private values include:

- Agriculture
- Gravel extraction and reclamation
- Residential, cultural, commercial and business development

WILDLIFE

The Colorado Natural Heritage Program (CNHP) has mapped plant and animal communities of State and National Importance within Mesa County. The information from this program includes recommendations for resource management and stewardship plans to protect resources of the area. The river corridor through the Pear Park



neighborhood lies within the Colorado River at Grand Junction conservation site as identified in the *Natural Heritage Inventory of Mesa County, Colorado* (Lyon, P., Pague. C., Rondeau, R., et. al.1996). The site is classified as B1 (outstanding significance). Several rare and endangered species are listed in the report. Colorado Natural Heritage rarity ranks do not imply any legal designation or regulatory actions. The entire Colorado River corridor, one of three "Colorado Important Bird Areas" (Partners in Flight, an International Cooperative) in the state, is home to an estimated 140 avian species, 15 of which are listed as rare or imperiled.

RARE & ENDANGERED SPECIES

- Colorado Pikeminnow, *Ptychocheilus lucius*;
- Razorback sucker *Xyrauchen texanus*;
- Roundtail chub, *Gila robusta*;
- Great egret, *Casmerodius albus*;
- Snowy egret, *Egretta thula*;
- Corn snake, *Elaphe guttata*;
- Southwestern blackhead snake, *Tanitilla hobartsmithi*; and
- Western yellowbelly racer, *Coluber constrictor mormon*.

The Colorado Division of Wildlife (CDOW) is responsible for all wildlife management in Colorado with the exception of migratory and federally listed endangered species. The CDOW composite map for Mesa County, of important areas of wildlife/human interactions, called "*Potential Impact to Wildlife Map*" depicts areas with six levels of impact to wildlife. Three locations in Pear Park are identified as very high in potential impact: Indian Wash, Lewis Wash and the Colorado River Corridor.



In an effort to protect wildlife habitat, Mesa County requires any development that falls within a moderate, high or very high potential for impact category to consult with the CDOW to substantiate the basis for the potential impact and to address various, specific measures to avoid, minimize or mitigate negative impacts to wildlife and its habitat. Regulations of the City of Grand Junction *Zoning and Development Code* do not allow new structures within 100 feet of the floodway of the river as defined by the Federal Emergency Management Act (FEMA). The *Mesa County Land Development Code* does not allow new structures within 100 feet of the floodway of the Colorado River or as recommended by the CDOW.

Colorado Division of Wildlife allows waterfowl hunting along the Colorado River within the Pear Park area (see "Public Safety" Chapter). Hunting is an important tool for wildlife management and stewardship.



The Colorado River Wildlife Area (CRWA) is located north of the Colorado River between 30 and 31 Roads and immediately south of D Road. The entrance road and parking lot (including the public restroom) is managed by Colorado State Parks. The short north/south trail which connects the parking lot to the Colorado River Trail is also managed by Colorado State Parks. The portion of the

Colorado River Trail which parallels the Colorado River is owned and managed by Colorado State Parks. The remaining portion of the CRWA is managed by Western Colorado Wildlife Habitat Association (WCWHA). The CRWA, with the exception of the trail and parking area is closed to the public year-round for wildlife protection.

The Orchard Mesa Wildlife Area located on the south side of CRWA directly across the River is solely managed by WCWHA. While some hunting is allowed on this property, public access is greatly limited and seasonal closure exists from March 15 through July 15. These properties were acquired and developed to mitigate/replace the incidental fish and wildlife values/habitat lost as a result of the construction to improve canal and lateral systems associated with the Grand Valley Unit in Mesa County. To compensate, the Bureau of Reclamation worked with the U.S. Fish and Wildlife Service and the Colorado Division of Wildlife to acquire, develop and preserve permanent wildlife habitats along the Colorado River.

NOXIOUS WEEDS

Aggressive weeds (nonnative, invasive, undesirable plant species) and a lack of their control can present significant problems. As of 2004, there are nineteen noxious weeds on the Mesa County Noxious Weeds list that require control (see list in appendix); however, the primary nonnative undesirable species of concern in the planning area are: purple loosestrife, *Lythrum salicaria*; Russian knapweed, *Acroptilon repens*; Whitetop/Hoary Cress, *Cardaria draba*; and Yellow toadflax, *Linaria vulgaris*. These four 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*. In addition, Tamarisk species are on the list, but control is not mandatory. The Russian olive, *Elaeagnus angustifolia* and tamarisk, *Tamarisk parviflora* and *ramosissima* pose a threat to many native upland and wetland plant communities because of their aggressive nature and prolific reproductive rate, although the Russian Olive is not on the list. They both have the ability to eliminate entire native plant communities. The Tamarisk Coalition in Mesa County has been active in efforts to remove tamarisk and Russian olive trees from areas along the Colorado River floodplain.

The County is committed to weed management and has created a cost share program for landowners. The cost share program makes funding available to help defray the cost of control efforts.

The City manages noxious weeds inside of the City limits and utilizes integrated weed management planning/techniques to control/eradicate weeds and numerous nonnative, undesirable plant species. The City requires eradication of five weed species: Russian knapweed, *Centaurea repens*; diffuse knapweed, *Centaurea diffusa*; spotted knapweed, *Centaurea maculosa*; purple loosestrife, *Lythrum salicaria*; and leafy spurge, *Euphorbia esula*.

The City manages noxious weeds by:

- Weed mapping (specifically Russian knapweed and purple loosestrife).
- Working with landowners: requesting management plans for the control/eradication of the weeds from property owners with the plants on their property.
- Annual public outreach efforts: reminding owners of their responsibility to control/eradicate noxious weeds and nonnative, undesirable plants.
- Providing technical expertise on integrated weed management planning techniques and implementation methods (mechanical, chemical, biological and cultural).
- Maintaining, updating, and identifying any recognized change in effective methods of control.
- Working with other land management agencies: for control of the four undesirable noxious weeds in rights-of-way as identified by the County.

In addition to the five specific noxious weeds identified above, the City has an annual pro-active weed abatement program from May through October. The program requires property owners to keep all weeds on their property and adjacent rights-of-way between curb and center of alley to a height below six inches. Undeveloped lands over one acre in size are required to cut a twenty foot (20') perimeter along any roadway, and along any side of the property adjacent to a developed property. Agricultural lands (as defined in 39-1-102 (1.6(a), C.R.S) are required to keep weeds cut within twenty feet (20') of any adjacent developed property. Property owners are responsible for any cost of cutting and removing of weeds by City crews that are not removed within ten (10) days after notification of the violation.

WETLANDS



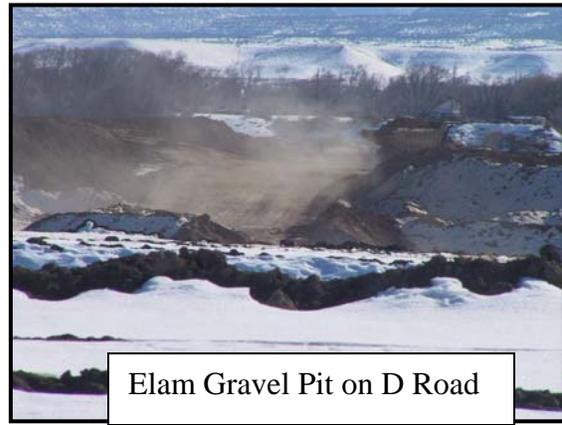
Wetlands in the planning area are among the most environmentally important ecosystems in the County and also the most vulnerable to development pressures. Mapped wetlands of Mesa County by the Colorado Natural Heritage Program (CNHP) identifies the Colorado River Corridor as an important wetland area. Wetland habitat has been created on the Colorado River Wildlife Area as part of the mitigation requirements

associated with the loss of wildlife values/habitat which resulted from improvements to canal and lateral systems for salinity control. The principal method of protecting wetlands and riparian areas is through existing City and County floodplain regulations.

MINERAL EXTRACTION/RECLAMATION

Gravel is a necessary resource for a community. It is needed for construction projects to serve a growing population and essential to the local economy. Gravel deposits should be extracted according to a rational plan that avoids waste of the minerals and causes the least practicable disruption of the ecology and quality of life of the citizens of affected areas.

With input from the Pear Park area gravel industry and using the 1978 *Mineral Resources Survey of Mesa County*, a Pear Park Neighborhood Plan Mineral Resources Map was created and is included as part of this Plan. (See Mineral Resource Map, pg 67) Nothing in the designation of aggregate resource areas is intended to preclude approval of applications for extractive uses outside the designated areas which meet development requirements.



Elam Gravel Pit on D Road

The 1978 *Mineral Resources Survey of Mesa County* states that the “Colorado River terrace deposits exist in the Pear Park area and these deposits are about 12 to 22 feet thick with 10 to 15 feet of overburden”. Gravel extraction in the planning area occurs along the north side of the river wherever access is available and practical. Much of the gravel is used for building materials and highway projects.

Issues facing the gravel industry include:

- Impacts of gravel extraction and processing operations adjacent to or nearby existing residential land uses.
- Existing residential uses limiting gravel extraction and processing operations.
- Lack of general knowledge by the public of the mineral extraction policies and location of resources.
- Reclamation and future use of mined-out gravel pits.
- Visual/ecological impacts along the Colorado River.

A mineral extraction plan is intended to facilitate protection of the area's commercial mineral deposits from encroachment by incompatible land uses that would limit the options of future decision makers in considering the demand for aggregate resources; however, applicants applying for a permit for gravel or other extractive use in an aggregate gravel or resource area must address all environmental and compatibility issues.

Mesa County and the City of Grand Junction are very interested in the reclamation of sites after the resources are removed. The State Mined Land Reclamation Board has developed standards and procedures for reclamation plans. Within their authority, the County and City work with mining permit applicants to identify appropriate uses and landscape forms for the reclamation plan. Preferred uses are those consistent with this adopted land use plan or providing quality recreation or open space and wildlife habitat opportunities.

GOALS

1. Protect the river corridor from adverse impacts of development and land use activities in Pear Park.
2. Maintain a multi-use corridor in which the river and surrounding lands are carefully managed to protect and enhance a diverse set of public values while allowing appropriate private uses within the corridor.

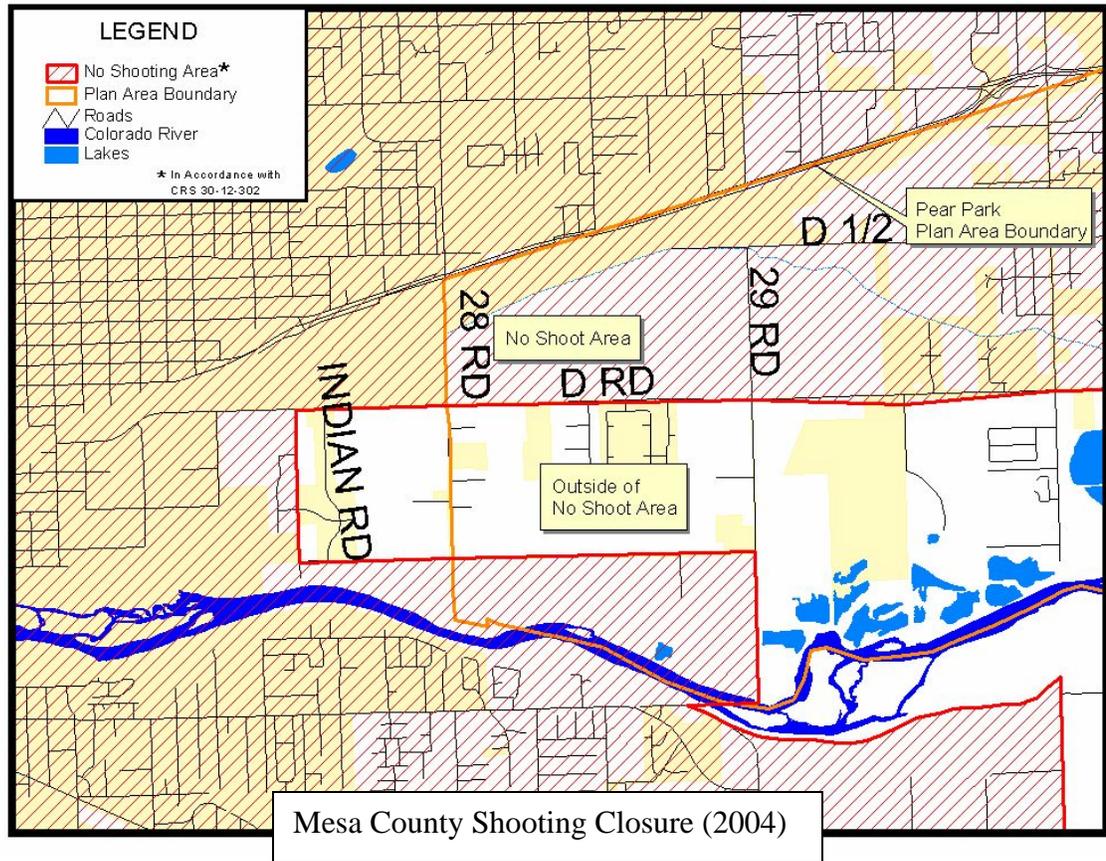
IMPLEMENTATION STRATEGIES

1. The City, County, and 5-2-1 Drainage Authority will work together to develop stormwater best management practices for the Colorado River floodplain.
2. The City, County, Federal, State, private agencies and organizations with an interest in the Colorado River will work together to protect and enhance the Colorado River Corridor and promote environmental education opportunities.
3. Develop and adopt code language (*Mesa County Land Development Code* and City of Grand Junction's *Zoning and Development Code*) that establishes a Pear Park Colorado River Corridor overlay zone district addressing:
 - Channel stability to assure adequate setbacks are provided to account for the inherent instability of the channel and recognize that river movement across the landscape is a natural process that may be accelerated by development.
 - Scenic views of the river, its natural setting and features, Grand Mesa, Mt. Garfield, the Bookcliffs, and the Uncompahgre Plateau.
 - The CNHP report as a guiding document for the protection of sensitive species.
 - Recreational features located and designed to avoid or minimize impacts to unique vegetation, wildlife habitats, water quality and other environmental values.
 - Multiple implementation tools such as conservation easements, land acquisition, enforcement of existing floodplain regulations and other conservation techniques, to protect the Colorado River 100-year floodplain.

PEAR PARK NEIGHBORHOOD PLAN

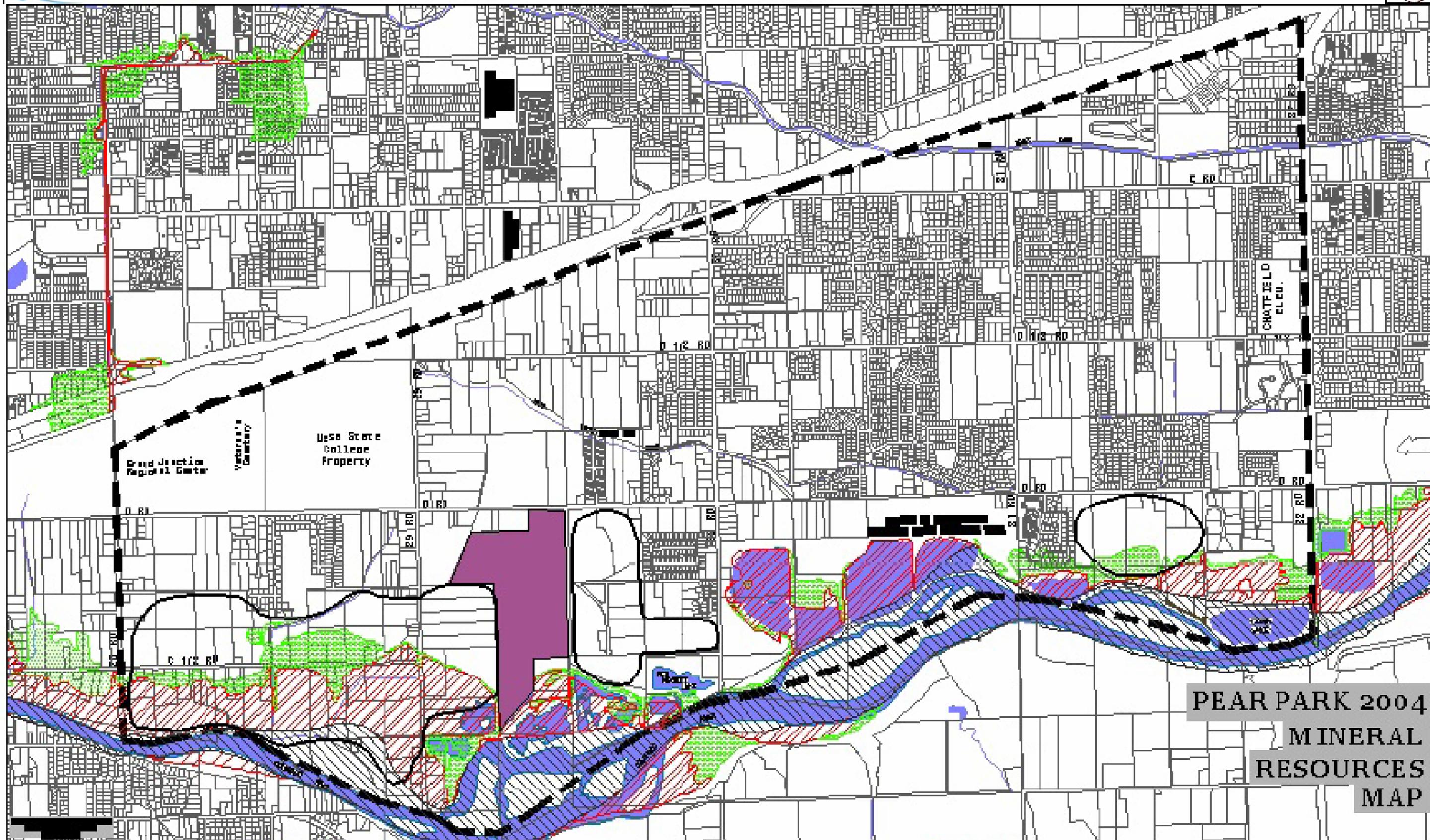
December 9, 2004

- Best management practices for resource protection that considers both on- and off-site impacts from development.
 - Specific, identified high-priority resources and long-term plans for management and protection.
4. Gravel extraction areas along the Colorado River floodplain shall be reclaimed for agricultural, residential, recreational or other permitted uses.
 5. Gravel extraction shall occur as shown on the Pear Park Neighborhood Plan Mineral Resources Map.
 6. Revise the “no shoot” boundary along the Colorado River. Specifically: move the existing west boundary which is just west of Indian Road east to 29 Road. Move the existing north boundary (D Road) south to C ½ Road. See figure below.



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PEAR PARK NEIGHBORHOOD



PEAR PARK 2004
MINERAL
RESOURCES
MAP

- | | | |
|--|--|---|
|  500 YEAR FLOOD PLAIN |  GRAVEL EXTRACTION SITE |  RIVERS, CANALS & LAKES |
|  100 YEAR FLOOD PLAIN |  POTENTIAL GRAVEL RESOURCES |  PEAR PARK PLANNING AREA |
|  FLOODWAY | | |

APPENDIX A PLANNING PROCESS

The City of Grand Junction and Mesa County used the following public participation techniques to facilitate the Pear Park Neighborhood planning process:

- Letters/Notices to property owners, residents and affected interests
- Information on City/County websites.
- Newsletters
- Public Open Houses (held in Pear Park)
- Briefings with City Council, County Commissioners & School Board.
- Focus Groups made up of citizens and service providers to discuss specific issues.
- “Public Institutional Advisory Group” (PIAG) made up of service providers serving as an advisory committee.
- Public Notices/Advertisements in the Daily Sentinel
- Public Hearings before Joint City/County Planning Commission and City Council.
- Press releases to various media

The planning process includes the following timeline history and schedule.

January 9, 2004	Kick-off meeting with City/County Planning
January 20, 2004	City Staff Planning Meeting (Plan Overview with City Manager)
February 6, 2004	Sent Invitation Letter for Feb. 25 th PIAG Meeting
February 18, 2004	Kick-off meeting with City Council/School Board
February 19, 2004	Kick-off meeting with County Commissioners
February 25, 2004	First PIAG Meeting @ Two Rivers (Plan Overview)
February 27, 2004	Article published in City Page in Daily Sentinel and the Free Press
March 4, 2004	12:30 P.M. Joint City County Planning Commission Workshop @ City Hall Lunchroom (includes lunch)
March 11, 2004	March 30 th Open House invitation letter mailed to all property owners
March 24, 2004	Press Release advertising Open House & Planning Process
March 25, 2004	Free Press article on Open House & Planning Process
March 26, 2004	City/County Staff Planning Meeting
March 28, 2004	Display Ad in Daily Sentinel announcing First Open House
March 30, 2004	First Public Open House from 4 – 7 P.M. at Pear Park Baptist Church
March 31, 2004	Second PIAG Meeting @ Two Rivers (workplan: Schools/Parks & Trails)

PEAR PARK NEIGHBORHOOD PLAN

December 9, 2004

April 21, 2004	Third meeting with PIAG @ Two Rivers (workplan: Schools/Parks & Trails)
May 5, 2004	City/County Staff Planning Meeting
May 7, 2004	City Staff Planning Meeting (Topic: Schools and Parks (with City Manager)
May 18, 2004	Focus Group meeting – Mineral Extraction (Gravel Industry)
May 20, 2004	Focus Group meeting - Utility Services (Gas, Electric, water, sewer, telephone, etc.)
May 21, 2004	Mail-out First Pear Park Plan Newsletter
May 26, 2004	Fourth PIAG meeting (workplan: Emergency Services)
June 14, 2004	City/County Staff Planning Meeting
June 17, 20204	Joint City County Planning Commission Workshop
June 23, 2004	Fifth PIAG meeting (workplan: Transportation)
June 24, 2004	Focus Group Meeting - Future Land Use issues
July 7, 2004	City/County Staff Transportation Meeting
July 13, 2004	City/County Staff Planning Meeting
July 14, 2004	Focus Group meeting – Colorado River Corridor/ Environmental Resources
July 21, 2004	Sixth PIAG meeting (workplan: Transportation/Report on Focus Groups)
July 21, 2004	Focus Group meeting – State property at NW corner of 29 and D Roads
August 13, 2004	August 31 st Open House invitation letter mailed to all property owners and residents
August 16, 2004	First Draft of Plan due to Dave
August 19, 2004	City/County Staff Planning Meeting
August 25, 2004	Seventh PIAG meeting (workplan: Community Image/Land Use – includes cell towers)
August 31, 2004	Second Public Open House from 4 – 7 P.M. at Pear Park Baptist Church
September 22, 2004	Eighth PIAG meeting (workplan: Community Image/Land Use Continued)
October 13, 2004	City/County Staff Planning Meeting
October 21, 2004	Joint City County Planning Commission Workshop
October 29, 2004	Mail-out Second Pear Park Plan Newsletter
November 1, 2004	Final Draft Plan available to Public (3 week review period begins)
November 9, 2004	Public Hearing Legal Ad for Joint PC Hearing published
November 9, 2004	City/County Staff met with Urban Trails Committee

PEAR PARK NEIGHBORHOOD PLAN

December 9, 2004

November 15, 2004	Plan Update briefing – City Council – Mesa County Board of County Commissioners – School District 51 Board
November 22, 2004	Deadline for Public Comments on Final Draft Plan
November 22, 2004	Property Owner Notification of Public Hearing (postcards) - send out
December 5, 2004	Display Ad for Joint PC Hearing published
December 9, 2004	Joint City/County Planning Commissions Public Hearing
January 5, 2005	City Council Public Hearing
Jan/Feb 2005	Presentation of Plan to Board of County Commissioners

**APPENDIX B
POTENTIAL HISTORIC STRUCTURES**

C-1/2 ROAD

2867
2875
2877

C-3/4 ROAD

2808
2812
2813
2845

D ROAD

2883
2889
2899
2911
2952
2961
2997
3029
3029.5
3102
3174
3177

32 ROAD

437
449

31-1/2 ROAD

537

31 ROAD

413
519
431

30-1/4 ROAD

415

D-1/2 ROAD

2963
2971
2972
2973
2985
3001
3005
3007
3037
3038
3041
3064
3102
3108
3127
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3149
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3167
3175
3181
3182
3187

30 ROAD

378
398
438
444
477
485
492

29 ROAD

319
343
436
432

28 ROAD

390

E ROAD

3025
3039
3061
3069
3098
3118
3121
3131
3145
3147
3153
3163
3172
3174
3176
3178.5
3180
3199

C-1/2 ROAD

2819
2855
2875
2886

FLORIDA STREET

2890