

ORDINANCE NO. 2108

AN ORDINANCE AMENDING THE GOALS AND OBJECTIVES SECTION OF THE ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION, COLORADO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That Sections 3-4 through 3-15 of Chapter 32 of the Code of Ordinances of the City of Grand Junction be repealed and reenacted to read as follows:

3-4 ECONOMIC AND SOCIAL FACTORS

3-4-1 GOAL

Maintain and foster a strong, balanced and diversified economy while simultaneously insuring that the social needs of all residents in the planning area are met to the maximum extent feasible.

3-4-2 OBJECTIVES

A. Establish and maintain a close working relationship with the private sector in order that the necessary public infrastructure can be provided in advance of actual population expansion.

B. Encourage sound economic and social conditions through supporting the business, tourism, agriculture and industrial economies throughout the planning area.

C. Monitor the economic and population growth of the planning area and undertake measures that will analyze and mitigate growth impacts that are likely to occur as a result of energy and other major development activities, both within and outside the planning area.

3-4-3 POLICY

A. The City will seek to obtain and exchange information with the private sector concerning short and long term development plans in order that growth impacts can be addressed in a comprehensive, timely, and accurate manner. The City will work closely with the private sector to insure a high level of coordination in public and private decisions through participation in the Cumulative Impact Task Force process and other mechanisms.

3-5 WATER RESOURCES

3-5-1 GOAL

Maintain, improve and protect water quality, availability and water rights for all uses of water (domestic, irrigation, groundwater, watersheds) within the planning area.

3-5-2 OBJECTIVES

- A. Encourage the protection of water storage, treatment and transmission within the planning area.
- B. Encourage the re-evaluation of the "use it or lose it" attitudes toward water availability.
- C. Continue the protection of water quality for existing and future needs.
- D. Work in a coordinated manner with private and governmental entities to eliminate water use conflicts.
- E. Support continued conservation measures and encourage general attitudes towards conservation and relate water resources and facilities to desired land use patterns.
- F. Encourage land uses that are consistent with the orderly development, use and conservation of renewable and non-renewable natural resources.
- G. Encourage all necessary planning and conservation measures to reduce erosion in the planning area and provide protection and reclamation of riparian areas.

3-5-3 POLICIES

- A. Develop and support continued efforts of public and private conservation of water resources.
- B. Design guidelines for new development with emphasis on water conservation techniques.
- C. Develop programs for targeting specific sources of pollution and develop guidelines to mitigate them.
- D. Examine the potential of using irrigation water vs treated water for non-domestic needs.
- E. Evaluate new development in terms of its influence on the air and water quality standards of the City, County, State and Federal Governments.
- F. Prohibit the disposal of solid waste materials on any sites other than the designated landfill sites in the County.
- G. Protection of watershed (see County IGA).

3-6 LAND RESOURCES

3-6-1 GOAL

Maintain, improve and protect all resources including land, wildlife and energy resources.

3-6-2 OBJECTIVES

- A. Evaluate impacts of new energy and land resource development.
- B. Encourage awareness of mineral resource extraction procedures in relation to land and wildlife resources.
- C. Support and improve the continued efforts for safeguarding threatened and endangered species and their habitats.
- D. Encourage land uses that are consistent with the orderly development, use and conservation of renewable and non-renewable natural resources.

3-6-3 POLICIES

- A. In order to insure public safety and minimize public costs, proposed land uses will respond to the soil, erosion, and surface geologic characteristics of the development site by proper design, engineering and construction.
- B. Islands in the Colorado and Gunnison Rivers should be protected from mineral mining operations in order to maintain the rivers' aesthetic appeal and preserve wildlife habitat areas.

3-7 AIR RESOURCES

3-7-1 GOAL

Protect the air quality within the planning area and the valley as a whole from any deterioration while simultaneously making efforts to improve it.

3-7-2 OBJECTIVES

- A. Encourage public awareness of the air quality hazard issues and concerns.
- B. Encourage continued directions towards improving air quality in the Grand Valley.
- C. Encourage the use of non-polluting energy sources.

3-7-3 POLICIES

- A. Improve public awareness about causes of excessive pollution through public education efforts.
- B. Develop programs for targeting specific pollution sources and develop an active program of air pollution control.

C. Develop better site planning guidelines for new development with more emphasis on solar orientation and energy conservation techniques to maximize energy conservation and air quality.

D. New development will assist in meeting air and water quality standards of the City, County, State and Federal Governments.

3-8 NATURAL AND ENVIRONMENTAL HAZARDS

3-8-1 GOAL

Recognize that special attention must be given to development near or within any environmental hazard areas.

3-8-2 OBJECTIVES

A. Preserve the integrity of natural drainage (and the inherent natural characteristics of water courses and floodplain areas) through development of a comprehensive drainage plan--outlining drainage easements, floodplain management policies, etc.

B. Improve solid waste disposal practices with special attention given to hazardous waste materials.

C. Continue support of City, Council, State and Federal recommendations regarding new development within designated hazard areas.

3-8-3 POLICIES

A. Support continued efforts to develop a comprehensive drainage plan.

B. Support retention of on-site drainage through more effective engineering efforts.

C. Support continued enforcement of development regulations (i.e. floodplain etc.) within the designated environmental hazard areas.

3-9 GENERAL LAND USE

3-9-1 GOAL

Achieve safety, convenience and cost effectiveness through the wise distribution and location of all land use activities. A balance between residential, business, commercial, industrial, and public land uses is needed to insure that the regional center integrity of Grand Junction is maintained for the benefit of existing and future generations.

3-9-2 OBJECTIVES

A. New development should pay its own way.

B. New development should be cost-effective.

C. Review the various types of land uses periodically to respond to community needs.

D. Accommodate land use activities in such a manner that the adverse effects of one activity are minimized upon neighboring land uses.

E. Encourage the preservation of open space buffers which provide recreational opportunities, visual amenities and the protection of natural ecological systems.

F. Encourage aesthetically pleasing and well-maintained land uses.

G. Consider the protection of significant scenic, historical and archaeological land and artifacts in Mesa County for the benefit of existing and future generations.

3-9-3 POLICIES

A. Land in close proximity to employment opportunities, services and public facilities will be encouraged to develop more intensely and at greater densities. Less intensive land use patterns are deemed more appropriate as the distance from employment opportunities, services and public facilities increases.

B. Areas contiguous to the City and to existing unincorporated urbanized areas are encouraged to be developed first, in order to avoid development which results in the uneconomical and inefficient provision of public facilities and services.

C. All ordinances which affect land use and development such as subdivision and zoning regulations, housing and building codes, and other land use regulations will be periodically reviewed.

3-10 RESIDENTIAL LAND USE

3-10-1 GOAL

Encourage the efficient design and development of residential areas that will provide a broad range of housing alternatives and will produce a good quality living environment for Grand Junction residents.

3-10-2 OBJECTIVES

A. Encourage residential development in areas where the necessary public facilities and services can be provided economically and efficiently.

B. Insure a system of transportation routes that are accessible to all residential areas, and protect such areas from heavy volumes of through traffic.

C. Insure that high-density residential areas (e.g. apartment structures and condominiums) are located near arterial and collector streets, and in close proximity to employment centers and community facilities such as parks, playgrounds and schools.

D. Provide for an efficient mix of residential uses with other compatible uses to reduce energy consumption and increase the efficiency of services.

E. Protect residential areas from the encroachment of incompatible and conflicting land uses.

3-10-3 POLICIES

a. The Grand Junction, Fruita and Palisade 201 Sewer Plan boundaries should constitute the outward limits of residential development in the Grand Valley. The identity of Grand Junction, Fruita and Palisade as distinct communities should be retained, with each jurisdiction maintaining their own commercial areas and public facilities, separated from each area by low-density uses.

B. Residential uses should be located where they are least harmful to natural resources and agricultural production, where public services can be most economically delivered, where they are compatible with adjacent uses, where they are not endangered by natural hazards, and with good access to schools, shopping and jobs.

C. High density development should occur within incorporated areas, where annexation is anticipated, or in close proximity to incorporated areas. To preserve the character of the Grand Valley, land in the urban cores and immediate fringe areas should be used more intensively and developed at higher densities.

D. Clustering residential uses through Planned Developments is encouraged to retain open space areas, harmonize development with the landscape, provide compatibility with adjacent uses, minimize the cost of public service delivery, provide a variety of residential lifestyles, permit imaginative design and prevent wasteful fuel consumption.

E. Building and occupancy codes as well as approved development plans will be enforced.

F. Investigate new types of residential development approaches such as zero lot lines, cluster zoning, and manufactured housing in order to reduce housing costs and still provide adequate open space.

G. Support the Grand Junction Housing Authority programs and other programs providing housing for low and moderate income households and housing designed for the elderly and handicapped.

H. Encourage the location of future elementary schools in residential neighborhoods in such a way that children do not have to cross major arterial streets. In addition, encourage that elementary and junior high schools are not located near commercial land uses.

3-11 COMMERCIAL LAND USE

3-11-1 GOAL

Encourage and support new and existing commercial activities to provide a diversified economic base, employment, and further promote the regional center characteristics of the city.

3-11-2 OBJECTIVES

A. Provide improved access to the city from all areas in the region through the improvement of state and federal highways.

B. Encourage clustered commercial development as opposed to long strip patterns contiguous to roads and streets.

C. Insure that proper traffic circulation is available to commercial areas without adversely affecting adjacent land uses.

D. Insure that commercial areas provide safe circulation for pedestrians.

E. Insure adequate off-street parking and loading facilities are present in all commercial areas and encourage the utilization of frontage roads or shared parking lot circulation along arterial roads and streets.

F. Encourage commercial centers based on the concept of an integrated business community and comprised of establishments which are compatible.

G. Encourage aesthetic land use and development patterns, especially on major corridors to the city.

3-11-3 POLICIES

A. Reinforce existing commercial areas serving population centers or neighborhoods. Encourage the renovation of existing areas and structures.

B. Strip commercial developments are discouraged and should be avoided whenever possible.

C. Neighborhood shopping areas (nodes) should serve an identifiable neighborhood where services cannot be conveniently supplied by a core area and should be sized relative to the total potential population of that neighborhood.

D. Commercial developments should give special attention to parking, traffic circulation and safety for both motorists and pedestrians, and reflect the aesthetic concerns of the city.

3-12 DOWNTOWN PLANNING AREA (AS DEFINED IN THE "DOWNTOWN DEVELOPMENT STRATEGY" AN ELEMENT OF THE CITY OF GRAND JUNCTION MASTER PLAN

3-12-1 GOAL

Strengthen and revitalize the Downtown planning area as the cultural, governmental, and financial center of the City in image and function and as a viable commercial and residential area. Create a positive quality image for the Downtown planning area by enhancing its distinctive qualities and insuring a high quality of renovation and redevelopment.

(Note: The following objectives and policies incorporate plans, policies and programs previously adopted by the City Council, Downtown Development Authority, and Planning Commission including the "Downtown Development Strategy", the "DDA Plan of Development", and others. It is understood that additional, more specific plans, policies and programs to achieve the objectives outlined in this section will be developed for implementation by the Downtown Development Authority, Housing Authority, and City agencies. Specific incentives to encourage private property owners and developers to undertake projects which will implement the policies will be made available.)

3-12-2 OBJECTIVES

A. Revitalize the Downtown planning area as a strong and healthy commercial and business center.

B. Conserve the historical character of the City of Grand Junction through the preservation and renovation of historically significant structures.

C. Preserve the physical character, increase owner-occupancy, expand income mix and maintain the family nature of the older neighborhoods on the periphery of the Downtown planning area.

D. Provide opportunity for redevelopment and expansion of offices, governmental facilities, and high density residential uses in the Downtown planning area while continuing to support existing professional services and retail uses.

E. Prevent the problems associated with social and economic dislocation resulting from commercial redevelopment and neighborhood revitalization activities.

F. Improve the quality of the environment in the Downtown planning area.

G. Improve vehicular and pedestrian traffic circulation to and within the Downtown planning area.

H. Maintain adequate off-street parking for both existing and increased demand generated by redevelopment activities.

I. Maintain an active Downtown planning process and update goals, objectives, plans, policies, programs, and regulations affecting the Downtown planning area as required by changing conditions.

J. Establish an alternative zoning compliance and review mechanism for development, redevelopment and renovation activities within the Downtown planning area based upon incentives and performance which serve to implement the "Downtown Development Strategy" and the goals, objectives, and policies outlined in this chapter.

3-12-3 POLICIES

A. Initiate, adopt and support programs which promote the efficient and economic use of land, prevent the decline of property values, prevent the deterioration of existing structures, maximize the return on existing public investment, eliminate blighted and substandard structures, upgrade land uses and the physical quality of structures in the Downtown planning area, and reduce uncertainties in the investment climate.

B. Allow the private utilization of public rights-of-way (street and alley vacations, air rights, easements, etc.) when such use is necessary for the successful development of a project and alternative provisions are made for utilities and service access.

C. Support the adopted goals, objectives, plans, policies, and programs of the Downtown Development Authority (DDA) as they relate to redevelopment, renovation, public improvements, and revitalization in the Downtown planning area.

D. Support adherence to the "Downtown Commercial Renovation Design Guidelines" in the renovation and restoration of deteriorating but economically viable buildings with historical or architectural significance.

E. Encourage the restoration of older residential structures and the preservation of the character of older neighborhoods where changes in use and redevelopment are allowed to occur.

F. Initiate, adopt, and support programs which insure that new development is compatible with the residential areas that are located in or adjacent to the Downtown planning area.

G. Encourage residential redevelopment in areas where the necessary public facilities and services can be provided economically and efficiently.

H. Encourage redevelopment of large parcels of land and the

construction of multiple use structures.

I. Encourage redevelopment and/or renovation of transition areas on the periphery of the Downtown planning area.

J. Encourage office and residential uses on second-story levels of structures.

K. Encourage the maintenance and intensification of retail uses at the street level on the Shopping Park (Commercial Renovation District).

L. Consider allowing limited commercial uses in or around older neighborhoods to support the residents of those neighborhoods.

M. Support programs which will serve to improve the occupant mix and physical condition of older neighborhoods.

N. Improve citizen participation in the Downtown planning and implementation process by promoting strong neighborhood Downtown planning groups.

O. Support programs which mitigate the negative aspects of the displacement of existing residents and businesses in the Downtown planning area.

P. Support public improvement programs which will serve to improve the aesthetic appearance of the area and increase public safety.

Q. Encourage the development and maintenance of high intensity activity at a pedestrian scale.

R. Support the development of cultural activities and facilities in the Downtown planning area.

S. Establish and periodically review circulation patterns to and within the Downtown planning area to maximize the integration of and minimize conflict between pedestrian, bicycle, automobile, truck, and other means of public and private transportation and support programs which provide effective and efficient public transportation to and within the Downtown planning area consistent with adopted circulation patterns.

T. Support a parking system which will accommodate the multiple uses and overlapping demand within the Downtown planning area, encourage alternative methods of meeting parking demand in appropriate locations within the Downtown planning area, and avoid parking encroachment upon peripheral residential areas.

U. Update existing code requirements for development in the Downtown planning area under current zoning.

V. Establish clear and concise performance criteria for development under an optional alternative incentive system to

achieve the objectives of the redevelopment districts identified and described in the "Downtown Development Strategy" and "DDA Plan of Development". (See also specific Use/Area policies, Section 3-19-10.)

3-13 INDUSTRIAL LAND USE

3-13-1 GOAL

Encourage and support new and existing industrial activities to provide a diversified economic base, employment, and promote the regional center characteristics of the city. These activities should be clean and efficient.

3-13-2 OBJECTIVES

A. Insure that industrial areas are located with direct access to railroad, highway, or airport facilities.

B. Industrial uses are encouraged to locate where there is minimal adverse impact on residential, business and public uses; where transportation access, sewer, water and other facilities are available; where large parcels of land can be assembled; or where industrial development is a logical extension of existing industrial areas.

C. Light industrial uses are encouraged to locate where compatibility with neighboring uses can be assured.

D. The use of incentives to encourage and promote new and existing industrial uses should be explored.

3-13-3 POLICIES

A. Industrial development is encouraged in the City and County, but it must be compatible with surrounding uses and the natural environment. Special attention must be given to transportation access, the provision of public facilities and services, and environmental characteristics (smoke, particular matter, dust, odor, noise, fumes, vibration, radiation and water pollution).

B. Industrial uses which are incompatible with surrounding land uses and/or produce potential environmental impacts, will be located and grouped in relatively isolated areas. Heavy industrial uses (refineries, power plants, rendering plants, stock yards, etc) will be discouraged from locating in the study area since a highly urbanized development pattern is anticipated.

C. Pollutant source industry should be located away from residential developments. Prevailing wind conditions which may carry pollutants long distances should be taken into consideration when reviewing the effects of industry on the Grand Valley.

D. Land use and floodplain regulations affecting land currently

zoned industrial, but lying within a 100-year floodplain, should be enforced and periodically reviewed.

3-14 AGRICULTURAL LAND USE (IRRIGATED AND NON-IRRIGATED)

3-14-1 GOAL

Protect agricultural land use by recognizing the importance and significance of agriculture to the economy of the City.

3-14-2 OBJECTIVES

A. Encourage the orderly development of residential, commercial and industrial land uses to minimize the use of prime irrigable agricultural land.

B. Encourage the intensive use of urban land to decrease development pressures in prime agricultural areas.

C. Encourage measures that will minimize conflicts between urban, non-farm dwellers, and agriculture producers relative to odors, noise, dust, drainage, pesticides and aesthetic values.

D. Encourage efficient use of irrigation water in urban areas. Insure use of untreated irrigation water in place of treated water whenever possible.

3-14-3 POLICIES

A. Agriculture is an important basic industry and a major natural resource. Non-agricultural development on large tracts of productive agricultural land should be discouraged unless the land is adjacent to the urban core, and when growth pressures require additional developable land. To this end, the City is committed to the following:

1. When development is allowed adjacent to or near productive agricultural lands, the historical uses and cultural practices common to agricultural production will be honored and protected.

2. Agricultural land should be excluded from taxing districts which may be formed for purposes not beneficial to agricultural operations.

3. Development will not be allowed to interfere with irrigation water used for agricultural production. Delivery of the full water right to agricultural land using irrigation water shall be guaranteed by developers through a proper delivery system.

4. Dry land and marginal agricultural land, by its very nature, may be suitable for conversion to other land uses. However, any proposed change of use must also examine other criteria such as cost effective provision of public facilities and services, transportation access, proximity to existing urbanization and

compatibility with surrounding land uses and the natural environment.

3-15 TRANSPORTATION

3-15-1 GOAL

Achieve a well-balanced transportation system appropriate to the needs of the City as a regional center.

3-15-2 OBJECTIVES

A. Support improved air, rail, and highway services to other cities.

B. Encourage the development of efficient circulation routes serving important social, economic and educational facilities.

C. Road and street systems should aid in the logical development of the planning area through the orderly and economic development of the systems required by existing and future land uses.

D. Achieve convenient, safe and economic highway, street and pedestrian systems through proper functional classification, design, improvements and maintenance.

E. Protect residential, commercial, industrial and public areas from undesirable and unnecessary traffic while at the same time providing proper access to these areas without hampering traffic flow and accessibility of emergency services.

F. Encourage the construction of additional railroad and river grade separations at identified appropriate locations in the planning area.

G. Require adequate parking facilities, particularly off-street parking for existing and proposed developments.

H. Encourage a compact development pattern which will promote better use of the existing routes, optimize the future demand for public transit and minimize pollution by reducing the need for auto travel.

I. Encourage the establishment of an appropriate transit system within the planning area.

3-15-3 POLICIES

A. Arterial streets will serve through traffic and provide minimal and safe access to abutting properties. Little or no parking shall be allowed along an arterial street.

B. High volume and fast moving traffic through residential neighborhoods will be discouraged.

C. Pedestrian, bicycle, and other modes of transportation are encouraged and feasible alternatives will be supported.

D. Street, road, pedestrian and bicycle systems will be designed and engineered to be safe, functional and cost effective.

E. Development in the vicinity of the airport will be planned in a coordinated manner with the Airport Authority, Mesa County, the City, and the Federal Aviation Administration.

F. The City will continue to prepare, update and utilize transportation corridor studies and policy statements.

3-16 PUBLIC FACILITIES AND SERVICES

3-16-1 GOAL

Provide public facilities and services in an efficient and economic manner.

3-16-2 OBJECTIVES

A. Improve efforts for dispersing information to the general public on all public improvement projects.

B. Design, construct, maintain and/or upgrade facilities (e.g. water, sanitary sewer, storm sewer, streets, etc.) to establish a base to accommodate existing and future residents and meet environmental guidelines.

C. Encourage cooperation and planning among governmental jurisdictions to provide facilities and services (fire and police protection, medical facilities, educational-cultural facilities, solid waste disposal facilities and utilities) which are advantageous and economically feasible.

D. Encourage a coordinated program of public improvements by public and private investment.

E. Support the City's capital improvement programming process.

F. Foster a better understanding of the inter-relationships between the provision of public facilities and services and appropriate land use patterns.

G. Encourage school district participation in the planning process to insure the proper location of future school facilities.

H. Examine the feasibility of consolidating existing utility and service districts into larger and more compatible districts.

3-16-3 POLICIES

A. It is the policy of the City that all local governmental entities should coordinate identified short and long term capital improvement needs, plans and projects. The City and County should work together in coordinating their respective capital improvement programs and in annually updating and/or revising these programs. Coordination with other local governmental entities and special purpose districts is also supported as an integral part of the capital improvement process.

B. The City will make every attempt to install capital improvements with local financial resources. However, due to the magnitude of needed capital improvements, the City will seek other sources of funding.

C. The provision of utilities should guide the location of new development and should be supportive of planned land use patterns. The use of existing facilities and services should be maximized to insure the use of present public investments before undertaking new ones.

D. Urbanized land development must be served by adequate domestic and fire protection water sources.

E. Improve pet control (dogs and cats).

3-17 PARKS AND RECREATION

3-17-1 GOAL

To encourage and develop open space, park land and bikeway and pedestrian systems; and provide recreational opportunities within the planning area.

3-17-2 OBJECTIVES

A. Support and utilize the current adopted Parks Master Plan, as updated, as a guideline to future park and recreation development in the City and surrounding areas in Mesa County.

B. Encourage intergovernmental coordination and cooperation of parks and recreation needs.

C. Encourage a full, balanced and readily accessible program of recreation areas and cultural facilities for the public-at-large within the planning area.

D. Encourage the development and support of bikeway/pedestrian systems.

E. Encourage use of lands that are not environmentally suitable for construction (e.g. grade, soils, floodway areas, etc.) to be used as open space and recreational areas.

F. Encourage the preservation of areas of outstanding scenic

and/or natural beauty and, where possible, include them in a permanent open space system.

G. Encourage the provision of additional neighborhood park facilities in areas not currently served and plan for future development of neighborhood parks to coincide with residential development.

3-17-3 POLICIES

A. Land needed now and in the future for recreation and open space purposes should be preserved through re-examination of open space requirements of private development.

B. Support the maintenance and expansion of existing parks and recreational programs.

C. Coordinate parks and recreation agencies with the planning agencies to ensure better project designs prior to submittal of proposals.

D. Develop stronger public/private relationships in regard to development of park and open space facilities (i.e. YMCA).

E. Support the maintenance and expansion of parkway linkages by the private sector.

F. Work with the school districts and college to better coordinate existing available recreation areas and facilities.

G. Support the maintenance and expansion of the pedestrian/bikeway system within the planning area.

H. Develop stronger public awareness of park and recreation facilities and availability.

I. Examine and develop direction for riverfront park potential and development.

3-18 ENERGY

3-18-1 GOAL

Promote the development and use of energy efficient programs and technologies.

3-18-2 OBJECTIVES

A. Encourage the efficient use of energy resources through the use of 1) renewable non-polluting energy resources; 2) energy saving techniques; and 3) energy efficient construction methods and materials.

B. Pursue a program of energy conservation with local residents,

businesses and governmental agencies.

3-18-3 POLICY

A. Utilize the 1979 Energy Task Force Report as a guide for efficient development in the City.

2. That Section 3-16 of Chapter 32 of the Code of Ordinances of the City of Grand Junction be changed in number to 3-19 and amended by the addition of a subsection 10 reading as follows:

3-19-10 DOWNTOWN DISTRICT POLICIES (See Appendix for Map)

A. MAIN STREET COMMERCIAL RENOVATION DISTRICT (CRD)

(Third Street to Seventh Street between the east-west alley north of Main Street and the east-west alley south of Main Street.)

The restoration of existing buildings are preferred to redevelopment to preserve architectural integrity, materials, sense of color, signage, and the alignment of similar building elements. Ground floor uses should be occupied by pedestrian-oriented commercial activity with service, professional office, and housing above the first floor. The Commercial Renovation District (CRD) should provide the highest concentration of pedestrian activities and nightlife in the downtown planning area. Parking should not be allowed in the CRD. New parking demand created by redevelopment within the district should be accommodated outside the district. Renovations within the district at the same scale should have no parking requirement. Building height should conform to the existing block faces, two stories. Redevelopment taller than two stories should be designed so that stories above the second floor are set back from Main Street an appropriate distance to allow winter sun access to as much of Main Street as possible.

B. CENTRAL BUSINESS DISTRICT (CBD)

(Third Street to Seventh Street between Grand and Ute Avenues excluding the Commercial Renovation District and the two parcels at the southwest corner of the Seventh and Grand intersection which have been designated for Commercial renovation.)

Redevelopment is preferred to renovation in the Central Business District (CBD). The few existing historically and architecturally significant buildings should be preserved. The CBD should be an area of high density professional and government offices, commercial, service, lodging, and housing uses. Redevelopment should incorporate pedestrian facades at ground level adjacent to the CRD. Redevelopment should incorporate pedestrian walkways, arcades, and plazas according to an overall pedestrian circulation plan. Tall buildings should be encouraged in the CBD to create a skyline and flank the CRD, Main Street. Allowable height should be based on compliance with criteria. Multiple use structures are

encouraged. Parking should be developed on a multiple use basis and should be concentrated in a few locations to serve the entire area and avoid underutilization of land.

C. WEST TERMINUS OF THE MAIN STREET SHOPPING PARK (WTSP)

(First Street to Third Street between White and Ute.)

The West Terminus of the Main Street Shopping Park (WTSP) has been called the "Superblock" and the "Mixed-Use Redevelopment Area". High density mixed use redevelopment is preferred in the WTSP. Lodging, civic activities, offices, commercial, service, and housing are all desired uses. Redevelopment on Main Street should accommodate the extension of the Main Street Shopping Park into the two hundred block of Main Street and should be set back from Main Street above the second story. Improvements to the two hundred block of Main Street will be the center and focus of the district and all redevelopment projects should be directed toward Main Street. Redevelopment should incorporate pedestrian-oriented commercial activities at ground level on Main Street and pedestrian walkways, arcades, and plazas according to an overall pedestrian circulation plan. Tall buildings should be encouraged with allowable height based on compliance with criteria. Parking should be developed on a multiple use basis and should be concentrated in a few locations to serve the entire area and avoid underutilization of land.

D. OFFICE/RESIDENTIAL TRANSITION DISTRICTS (O/RTD)

(First Street to Sixth Street between Ouray and Grand, First to Third between Grand and White, Sixth to the north-south alley between Sixth and Seventh between the east-west alley between Ouray and Grand to Grand, Sixth to Ninth between Ute and South, Seventh to Ninth between White and Ute, the north-south alley between Seventh and Eighth to Eighth between Grand and White, and Eighth to Ninth between the east-west alley between Grand and White to White.)

Redevelopment is preferred to renovation in the Office/Residential Transition Districts (O/RTD). The few existing historically and architecturally significant buildings should be preserved. The O/RTD should be redeveloped as low and medium density professional and government office and high density residential uses. Redevelopment should represent a transition between the CBD and older downtown neighborhoods. Medium height buildings along Grand Avenue from First Street to Seventh Street and Seventh Street from Grand to South should distinguish those two corridors. Tall buildings should provide an eastern terminus to the Main Street Shopping Park. Allowable height should be based on compliance with criteria. Parking should all be provided on site.

E. WHITMAN PARK HOUSING REDEVELOPMENT DISTRICT (WPHRD)

(First Street to Sixth Street between Ute and South except the

Pufferbelly Station area.)

The Whitman Park Housing Redevelopment District (WPHRD) currently contains deteriorating low density housing and small scale commercial and warehousing. High density housing redevelopment is preferred in the WPHRD with some support commercial. Housing in this area would help to provide additional pedestrian traffic in the CBD and ensure a twenty-four hour life in the downtown. A mix of incomes, owners, renters, families, and one or two person households should be provided for. The few historically or architecturally significant buildings in the area should be preserved. Parks can serve as focal points for redevelopment. Pedestrian circulation within redevelopment projects should relate to the parks and the CBD pedestrian circulation plan. A variety of heights should be allowed to provide character to the area based on compliance with criteria. All parking should be provided on site.

F. WEST END REDEVELOPMENT DISTRICT (WERD)

(The area circumscribed by First Street, Grand Avenue (SH340), and the D&RGW Railroad Tracks.)

The West End Redevelopment District (WERD) is appropriate for large scale planned redevelopment in phases. Uses could include residential, warehousing, office, light industrial and civic. Uses in the WERD should complement rather than detract from or compete with the rest of the downtown area. Height and parking should be determined during redevelopment downtown planning.

G. RESIDENTIAL/OFFICE CONVERSION CORRIDORS (R/OCC)

(Eighth Street to Twelfth Street between the east-west alleys north and south of Grand, the north-south alleys between Seventh and Eighth between the east-west alley north of Grand to Grand, and Eighth Street to Twelfth Street between the east-west alleys north and south of Main Street.)

The Residential/Office Conservation Corridors (R/OCC) currently contain a mixture of uses. A majority of the structures are large old residences, many of which are deteriorating. The volume and speed of traffic on Main Street and Grand Avenue discourage single family residential use. Preferred uses for the R/OCC are residential and professional office. Residential structures could be converted to offices provided the structure is restored and the character of the corridor is retained. Between Tenth and Twelfth Streets on Grand Avenue conversion of residential to commercial uses should be limited to no more than fifty percent of the renovated gross square footage. All parking required for uses in the R/OCC should be provided within the R/OCC. Curb cuts onto Main Street and Grand Avenue should be minimized.

H. SEVENTH STREET HISTORICAL CORRIDOR (SSHC)

(Sixth Street to Eighth Street from Teller Avenue to the east-west alley between Ouray and Grand, the north-south alley between Sixth and Seventh to the north-south alley between Seventh and Eighth between the east-west alley between Ouray and Grand to the east-west alley between Grand and White and the southwest quadrant of the Lowell School block.)

The Seventh Street Historical Corridor (SSHC) includes the Lowell School building and the large old residences on Seventh Street between White and Teller Avenues. Structures in the SSHC should be preserved and protected as historically and architecturally significant. The restoration of existing structures is preferred to new development. Any new construction should be consistent with the historic character of the corridor. New, non-residential uses should not be allowed north of Grand Avenue.

I. LOWER DOWNTOWN INDUSTRIAL DISTRICT (LDID)

(South of South Street between First and Tenth Streets, south of Pitkin between Tenth and Twelfth Streets.)

The Lower Downtown Industrial District (LDID) south of South Street is an employment and service area. A distinct South Street boundary on the north of the LDID should be maintained. Along South Street nuisances such as noise, odor, vibration, and light should be minimized to allow a transition into the Whitman Park Residential Redevelopment District immediately to the north.

J. HOUSING RENOVATION NEIGHBORHOODS (HRN)

(Ninth Street to Tenth Street between Grand and South Avenues and Tenth Street to Twelfth Street between Grand and Pitkin Avenues excluding the Grand Avenue and Main Street Residential/Office Conversion Corridors, Second Street to Sixth Street between Belford and the east-west alley south of Ouray excluding the Seventh Street Historical Corridor and the Grand Avenue Residential/Office Conversion Corridor.)

The Housing Renovation Neighborhoods (HRN) to the north and east of downtown contain a large number of older high quality single family homes, some of which are in need of repair and restoration. These neighborhoods should remain predominantly residential. The primary activity in the HRN should be housing conservation and renovation, and stabilizing and maintaining the character of the neighborhood. In the area immediately around Emerson Park and on other smaller sites, high density residential redevelopment could occur. New commercial uses should be allowed only if they are principally to serve the neighborhood. New residential development compatible with the existing houses in the neighborhood should be encouraged to replace houses which cannot be repaired and to take advantage of empty lots.

PASSED and ADOPTED this 2nd day of March, 1983

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

Effective: April 3, 1983

I HEREBY CERTIFY that Ordinance No. 2108 was introduced, read, and ordered published in pamphlet form by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 2nd day of February, 1983, and that the notice of its publication in pamphlet form was published in The Daily Sentinel on February 4, 1983, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of said City this 3rd day of March, 1983.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: February 4, 1983

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Effective: April 3, 1983