Table of Contents

File		1978-0118									
Date		9/25/00 Project Name: First Street Policy									
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the									
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There									
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been									
e	n	included. Demoising items (not selected for seeming) will be marked present on the checklist. This index can serve as a									
n t	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.									
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed									
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.									
X	X										
		Application form									
		Receipts for fees paid for anything									
\dashv	_	*Submittal checklist									
		*General project report									
		Reduced copy of final plans or drawings									
		Reduction of assessor's map									
\neg		Evidence of title, deeds									
		*Mailing list									
		Public notice cards									
		Record of certified mail									
		Legal description									
		Appraisal of raw land									
	_	Reduction of any maps – final copy									
_	_	*Final reports for drainage and soils (geotechnical reports) Other bound or nonbound reports									
		Traffic studies									
_		Individual review comments from agencies									
		*Consolidated review comments list									
		*Petitioner's response to comments									
		*Staff Reports									
		*Planning Commission staff report and exhibits									
		*City Council staff report and exhibits									
		*Summary sheet of final conditions									
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or									
	l	expiration date)									
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:									
X	X	Follow-Up Form									
X		Review Sheets									
$\frac{\mathbf{x}}{\mathbf{x}}$	X	Proposed Policy Statements of the North Avenue Corridor									
_		Memo from Jim Patterson to Del Beaver re: comments – 11/29/78									
X	X										
X		City Council Agenda – 1/17/79									

PROPOSED POLICY STATEMENTS FOR THE NORTH AVENUE CORRIDOR-FIRST STREET TO EIGHTEENTH STREET - FROM THE ALLEY SOUTH OF BELFORD TO THE ALLEY NORTH OF GLENWOOD.

- 1. Belford and Glenwood Avenues should serve as accessory streets, and should not function as through traffic routes.
- 2. North Avenue should serve as the high east-west traffic carrier in this area.
- 3. Increased density is feasible in the area along Belford and could be used as a single family residential buffer.
- 4. Higher density developments, such as apartment/hotel complexes should be considered in the area of the corridor along Belford.
- 5. Incentives for large-scale, well-done development should be considered for entire blocks or large parcels in the area of the corridor.
- 6. The "courtyard" development concept is desirable for higher density developments in the area of the corridor along Belford.
- 7. "Human Scale"* development should be encouraged in this corridor.
- 8. Office use would be appropriate for the north side of Belford.
- 9. Well-landscaped parking might be appropriate for the north side of Belford.
- 10. All business and commercial uses on Belford between First Street and Twelfth Street should have a neighborhood service orientation and should not adversely affect the neighborhood with lighting or traffic.
- 11. Student housing would be appropriate along Glenwood from Twelfth to Eighteenth Street.
- 12. No service, business, or commercial uses should be oriented toward Glenwood between Twelfth and Eighteenth Street.
- 13. Uses on the southside of Glenwood between Seventh and Cannell should respect the single family residential uses and character on the northside of Glenwood.
- * "Human Scale" Buildings and spaces not only have to be in scale with people, they have to be in scale with each other. A gigantic tower building in the midst of intimate row houses is out of scale. A huge plaza bordered by tiny buildings is out of scale. Generally we refer to the offender in such a situation as being "out of keeping."

Y OF GRAND JUNCTION, COLORA MEMORANDUM

file

Reply	Requested				
•	Yes [7	No	П	

Date

Nov. 29, 1978

To: (From:)	Del Beaver	From: (To:)_	Jim Patterson Director of Public Works			
	City Planner		Director	of Pullic	Works	

Below are some comments regarding policy statements for First Street corridor. These are first reaction comments and do not reflect any in-depth thinking on my part, but I thought you might want some feedback as soon as possible. I understand that you have already deleted items 2 and 16 so I won't comment on them.

Item 1.

- (a) I think a minimum of 4 or 5 feet is desirable for a raised median. Ron Rish can tell you what can be done in the right of way available. I think perhaps we can accomplish what we want without a raised median.
- (b) (c) (d) I agree
- (e) Who is going to determine hazardous use? Actually any use is hazardous to a certain extent.
- (f) Would this be part of an improvement district?
 I think other priorities would prohibit this from being a City expense.

Item 4.

This sounds like a repeat of 1 c.

The other items look fine and I don't have any specific comments except for item 9. Bikes are fine on Second Street, but we need to give some thought as to what happens to them at North Avenue, Gunnison Avenue, Grand Avenue, and Rood Avenue.