

Table of Contents

File 1979-0009
Date 10/17/00

Project Name: F^T Street Policy Statement – N. of Kennedy Ave. to F ¼ Rd.

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>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.</p> <p>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.</p>
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		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 expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
X		Review Sheets			
X	X	Review Sheet Summary			
X	X	Resolution No. 18-86 - ** - in City Council Minutes –3/19/86			
X	X	First Street Corridor Guideline			
X	X	Traffic Study			
X		Statement of Council Action and Policy Statements			
X		30 Policy Statements from adjacent property owners			
X	X	Letter from Pat Gormley to the Planning Commission – 7/29/81			
X	X	Planning Commission Minutes – 12/19/78, 6/30/81, 9/29/81 - **			
X	X	List of Adjacent Property Owners			

REVIEW SHEET SUMMARY

FILE # 9-79 _____

DATE SENT TO REVIEW AGENCIES _____

ITEM FIRST STREET POLICY STATEMENTS _____

DATE DUE _____

PC MEETING DATE _____

HCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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NO REVIEW COMMENTS

GJPC 12-19-78

Recommend approval as amended.

Recommended that the ordinances be changed to reflect the statements.

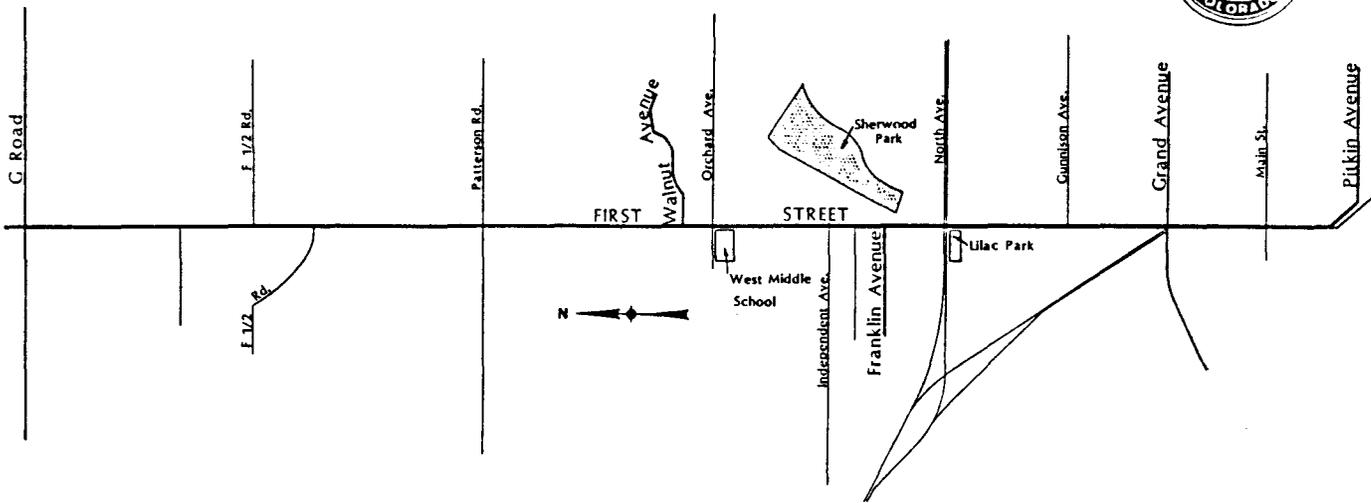
CITY COUNCIL 7-5-79

MOVED BY COUNCILMAN JOHNSON AND SECONDED BY COUNCILMAN HOLLINGSWORTH THAT THE ITEM BE APPROVED.

6/30/81

PRICE/RINKER PASSED 5-0 A MOTION TO WITHDRAW THE FIRST STREET CORRIDOR POLICY, AS AMENDED, FOR FURTHER DISCUSSION.

First Street Corridor Guideline



First Street Status

According to the Functional Urban Classification System, 1st Street is classified as a minor arterial from G Road south to Grand Avenue and as a major arterial from Grand Avenue south to Pitkin Avenue.

This means:

- As a major arterial it requires 100 feet of right-of-way.
- As a minor arterial it requires 77 feet of right-of-way.
- It serves as a major entry into the city and downtown.
- It serves as a major north/south traffic route.
- It serves as a major connection for east/west corridors.
- Areas of the corridor south of Grand Avenue are within the Downtown Development Authority's Strategy Plan adopted by the City.
- It will have limited access.

For this corridor guideline 1st Street is split into four sections:

- 1) G Road south to Walnut Avenue—residential area

FIRST STREET CORRIDOR GUIDELINE

Intent: The intent of this corridor guideline is to address existing and future land uses along First Street and the transitional areas from residential to business and commercial uses.

Goal: As a major north-south corridor, the goal is to carry traffic in the most efficient way possible, maintain a positive image, and ensure compatibility of land uses.

Policy: The policy is to ensure consistent decision making for new development and redevelopment of land uses along First Street and to protect and respect the existing residential areas.

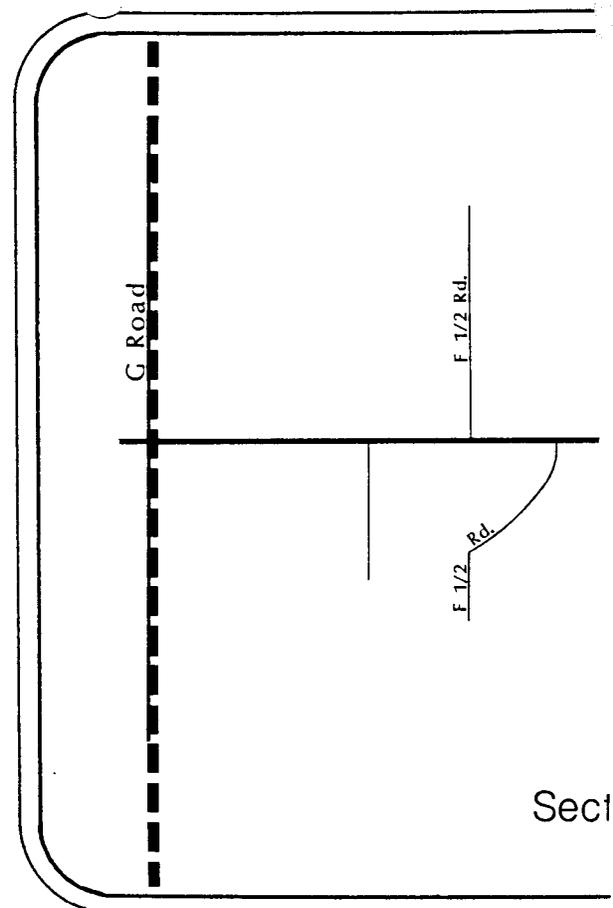
- 2) Walnut Avenue south to Franklin Avenue--area of transition with the majority of the area being residential with limited business at the intersection of 1st and Orchard
- 3) Franklin Avenue south to Grand Avenue--business and commercial area
- 4) Grand Avenue south to Pitkin Avenue --commercial area and major entry to the downtown area



General Guidelines

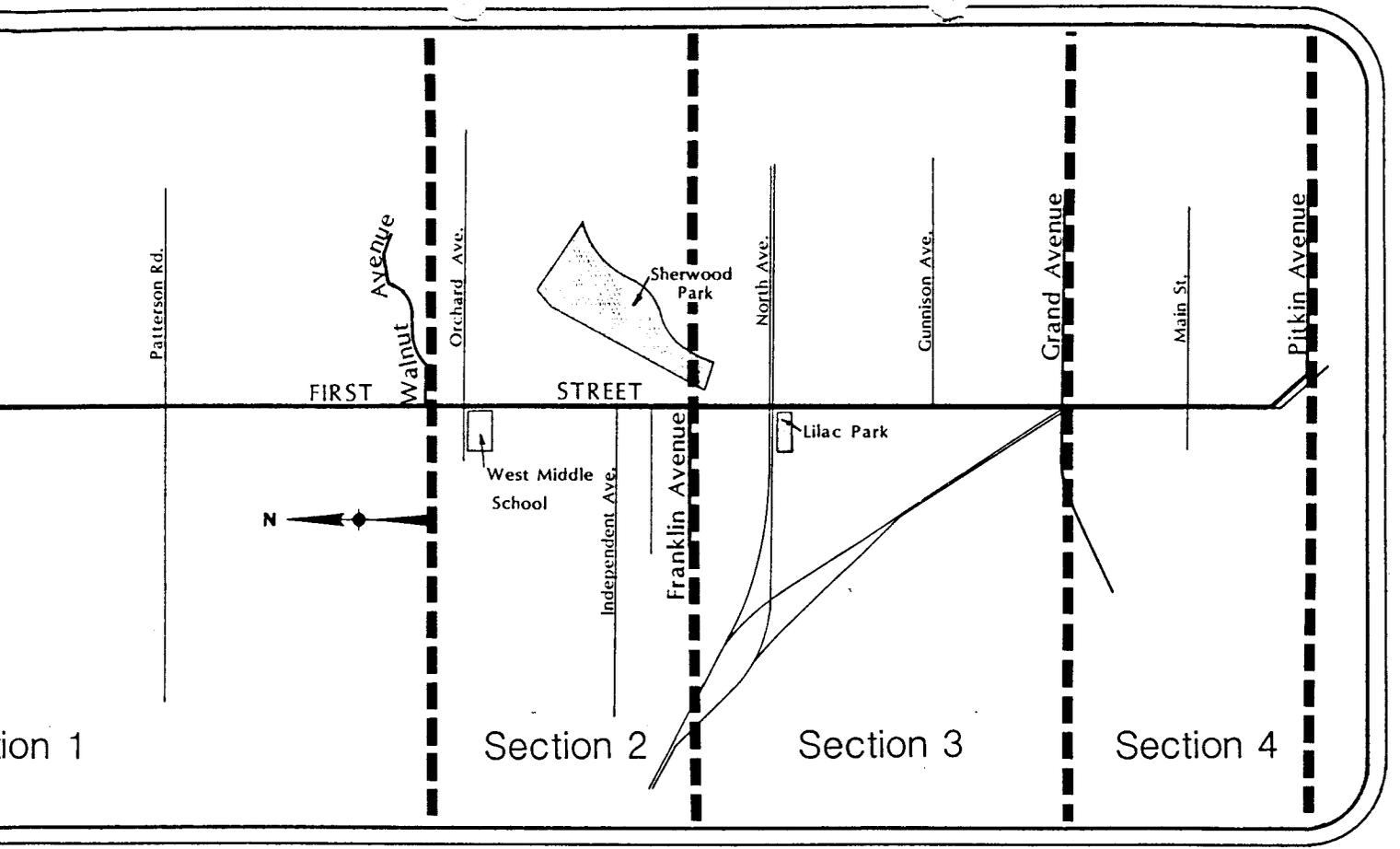
Anywhere along 1st Street, regardless of the type or scale of development, the projects should accommodate the following:

- 1) Existing residential housing in a residentially zoned area should be respected and protected whenever possible.
- 2) Non-residential development should not adversely affect the existing adjacent neighborhoods with increased traffic, on-street parking, lighting and noise.
- 3) Neighborhood discussion is encouraged with the petitioner throughout the development process.
- 4) To minimize traffic hazards, curb cuts and access points should be limited and consolidated, encouraging the concept of shared access for proposed and future development.
- 5) Alleyway usage for access to private parking lots is generally discouraged except when extenuating circumstances are shown to make this type of access more appropriate than other alternatives.
- 6) Because of the high volume of traffic along the corridor, parking should not be allowed to back directly onto 1st Street.



Sect

- 7) Drainage considerations to adequately accommodate runoff should be addressed with all new developments.
- 8) The undergrounding of utilities is encouraged where feasible along this corridor.
- 9) Development should provide adequate setbacks for structures from the public right-of-way to be used in part for landscaping. The intent is to provide attractive surroundings for the tenants, residents, motorists and pedestrians throughout the corridor. Within the setbacks, landscaping amenities such as berms, buffers and streetscapes are encouraged.
- 10) Adequate walkways and bikeways should be provided to encourage and accommodate safe pedestrian and bicycle use along 1st Street.
- 11) Other corridor policies may also be applicable and should be considered in the review of new development.



G Road to Walnut Avenue

The intent of this section of the corridor is to protect and respect the existing residential land uses. This section serves as a major north/south connector with two lanes north of Orchard Avenue and four lanes south of Orchard Avenue.

- Because the existing zoning and uses are appropriate, the single family residential character should be respected and protected. Therefore, commercial development is discouraged.
- Multifamily uses may be appropriate at the intersection of 1st and Patterson and near existing neighborhood shopping areas as transitional buffers between the different uses.
- Business or commercial development is discouraged around the intersection of 1st and Patterson

because those uses would add traffic conflicts to a difficult intersection. Since Horizon Drive is not to be extended to 1st Street, there is no longer a need for that type of development.

- Low profile landscaping and upgrading of Ranchman's Ditch for a possible bike/hike trail at the intersection of 1st and Patterson is encouraged to maintain a positive community image and help identify the residential areas.

Walnut Avenue to Franklin Avenue

The intent of this section of the corridor is to define the transitional area from residential to business uses.

- The existing single family residential character should be protected and respected on the east side of 1st Street between Orchard and Kennedy Avenues as indicated by area resident.

First Street Corridor Guideline

- Multifamily residential may be appropriate near the existing neighborhood shopping areas and should respect the existing residential character of the area.
- Professional office developments in this section of the 1st Street Corridor should be compatible with, and enhance, the existing residential character of the corridor. The scale of development should be appropriate for the neighborhood with adequate setbacks and buffers and should not create adverse impacts of noise, dust, lighting and traffic.
- Any additional neighborhood retail space should be located at the existing business nodes at 1st and Orchard.

Franklin Avenue to Grand Avenue

The intent of this section of the corridor is to maintain the existing business and commercial uses while minimizing traffic hazards. This section serves as a major connector route to downtown and the North Avenue commercial area.

- To encourage adequate setbacks, parking should be allowed for within the front setbacks. The parking area should allow for breaks in pavement and landscaping.
- To encourage and accommodate safe pedestrian circulation along and across 1st Street, sidewalks should be constructed and expanded.
- Redevelopment of property fronting along 1st Street is encouraged.
- Where parcels have frontage on streets in addition to 1st Street, those frontages will be preferred access points whenever possible.
- Office uses are encouraged between 1st and 2nd Streets north of Grand as a buffer between the commercial and residential uses.
- Second Street should be designated for a bikeway as indicated by the On-Street Bike Route Map adopted by the City.

- Support for the Downtown Development Authority's Strategy Plan as adopted by the City for the Office/Residential Transition District is encouraged. Redevelopment is preferred to renovation for low and medium density professional and government offices and high density residential uses.

Grand Avenue to Pitkin Avenue

The intent of this section of the corridor is to maintain a positive community image and support the Downtown Development Authority's Strategy Plan. This section serves as a major entryway and a connector for the city and downtown area.

- To encourage and accommodate safe pedestrian circulation along and across 1st Street, sidewalks should be constructed and expanded.
- To maintain the positive community image as a major entryway into the city, landscaping is encouraged within front setbacks and large parking areas.
- Business and retail uses are appropriate in the corridor south of Colorado Avenue, but high density residential uses should also be encouraged to create a mixed use atmosphere and retain residents downtown.
- The Downtown Development Authority's Strategy Plan for the area along 1st Street should be supported.



NOTE:

It is important to note that goals, objectives, policies and guidelines are informational in nature and represent only one of the many factors which must be considered in the decision making process. The Planning Commission and City Council shall determine the applicability of any goal, objective, policy or guideline to any specific development situation.

9-79

1st Street Corridor Info.

Pitkin to Grand (U.S. 50) :	18,900	vehicles/day
Grand to North Av. :	11,750	"
North to Orchard :	9,400	"
Orchard to F Rd. :	6,500	"
F Rd. to G Rd. :	<u>3,000</u>	v/d
TOTAL AVG. DAILY	9,910	vehicles/day

TRAFFIC ZONES along Corridor

10, 12*, 13*, 17*, 18*, 19*, 20, 24, 25
 34, 35, 42, 43, (#11 & 23 nearly touch 1st.)
 - Total of 13 t. zones -

* these zones are beyond City limits

Previous FILES

- #118-78 - So. of Kennedy to South Ave. - no useful info.
- #9-79 - N. of Kennedy to F 1/4 Rd.

Zoning BUILDOUT -

	1983 EST. Pop.	Allowed Z Pop.	1983	Allowed
10 -	1959	6608	34 - 907	1090
*12 -	175	62	35 - 1940	8581
*13 -	959	3525	42 - 437	0
*17 -	1041	2376	43 - <u>635</u>	<u>1594</u>
*18 -	250	893	10,280	36,147
*19 -	172	6285	#11 - 140	3859
20	870	2454	23 - <u>1180</u>	<u>4794</u>
24	174	702	11,600	44,800
25	861	1974		

NOTES: FIRST STREET

From records in File # 9-79 indications are:

- residents between North Av. & Orchard would prefer to see Professional Offices rather than multi-family.
- residents were against widening 1st to 4 lanes & making it a corridor to downtown (access problems, houses too close)
- 1st & Orchard - business acceptable with indications that no further expansion be allowed.

? Types of development allowable from Pitkin to North Av. ?

? Would a restaurant be allowed into any area between N. Av. & Orchard?

? Was 50,000 # issue (B-2) ever amended or considered?

? Use of Gormley property @ NW Corner of 1st & Patterson ?

* Church uses seem to be agreeable to neighbors & OK w/ policy (no objections to new Sanctuary @ 1st Christian Church)

* does Independent Av. have enough effect on 1st St. to merit study for this Corridor Policy?

* perhaps a 300' limit (or similar) should be placed on 1st to restrict office (or business) use into residential zones?

Against

For

1	 	11	 	1
2	 =	7	 	5
3	 -	6	 	5
4	 	152 APPROX	=	2
5	 	10		0
6	 	11	=	2
7	 	14	-	1
8	 	9	 	6

Site specific
 let neighborhood local committee do policy
 Status quo
 Nothing at all.

1ST ST.
File

Calverton
136-81 Village

- ① Alan W. Gaddy
101 Orchard Ave
own against 2, 4, 6, 7
- ② Irene Woodfin
2402 N. 1st St.
own against 7
for 2, 3, 8
- ③ Mr. & Mrs. Tony Lorentzen
2335 N. 1st St.
own against (see comments)
for 2, 3, 6, 8
- ④ Constance H. Lorentzen
2335 N. 1st St.
own aga. - 7
for 2, 3
see comments
- ⑤ Carl Sigwart, Jr.
1620 N. 1st St.
own aga 1 (multi fam) 4, 5, 6, 7
for 3, 8
(see comments)
- ⑥ Frank Santz
2117 N 1st St.
own No comments
- ⑦ Patrick G. Moran
623 - 26 Rd
own aga. - 1 (multi fam) 5, 7
for 1 (aff) 2, 3, 4, 6, 8
see comments
- ⑧ Blaine D. Ford
2522 Mira Vista
own at 1st & Kennedy
(2 lots)
(some off. ok)

L

Location
M-Transmit

(9) Larry Beckner
1401 N. 1st St. own aga. - 1 (multi fam), 5, 8

(10) Mrs. John Biocic
2323 N. 1st St own aga. 4
for 8

(11) John S. Biocic
2323 N 1st St own aga. 1-8
for —

(12) Elizabeth Arceri
1525 N. 1st St. own aga - multi fam 4-8

(13) William Arceri
1525 N. 1st St. own aga - 1-8

(14) Clay Tipping
1401 N. 1st St. own (see Beckner)
site specific of good
buffering

(15) Ruth Gormley
626 Fletcher lane owns at 2425 N. 1st
aga - 8
for 1, 7
see comments

(16) Kenna Biocic
2323 N. 1st St. own (see above)
aga - 1, 4, 5, 7,
for 2, 3, 6

(17) Richard Biocic
2323 N. 1st St. own aga 1, 4, 7

- (16) R. O. Woodfin
2402 N. 1st St. own (see above)
aga - 1-8
see comments
- (17) Dr. Mary L. Moore Lundquist
2403 N. 1st St. own aga 4,
for 8
- (18) C. E. Bailey
2214 N. 1st St. own ag 1, 4, 7
for 8
- (19) Joseph E. Krabacher
2224 N. 1st St. own ag 1, 4, 7
≠ all 8 really
see comments
- (20) Margaret & Joe Coleman
613 - 26 Rd ? ag 4
≠ all 8
- (21) Victor J. Daniel
1635 N. 1st St. own site specific
see comments
- (22) Walt Thoms
1635 N. 1st St. ag² -
own for - 1, 4, 5, 6
- (23) A. Bould
2420 N. 1st St. own ag - 4
maintain status quo

(26) Jim McElop
2112 N. 1st St.

own

see comments

(27) ?
1620 N. 1st St.

own age - 1, 6, 7, 4
for 2, 4 (och to pottle)

(28) Harry Steffens - own
1626 Spruce Ct

age - 1-8
No multi family

(29) Elizabeth Steffens
1626 Spruce Ct

age 1-8
No multi fam.



624 N. 1st	Michael W. Gregg
653 "	Beauty Inc.
655	Ted G. Treece
707	James F. + Earle J. Jusco
710	M. Scott
745	James E + Earle J. Jusco
748	" "
807	George P. Chonis
815	" " "
817	Colorado Periodical
826	Mary Ann Burton
831	Stanley Duane Scott
838	Edwin Lee Sorkey
841	Nicola Belcastro
901	Randy G. Bordini
908	Don L. McKinney
922	Ellen M. + A.C. Corder
1018	Ray Wilmer
1105	The American Oil Co
1119	Fortune - Britton
1215	Nicola Belcastro
1309	Matilda B. Desrosiers
1501	William + Elizabeth Arcieri
1521	"
✓ 1525	"
1550	Robert Harris Duncan
1620	Ruth E. Sigward
↘ 1635	Walter R. Thoms
1715	Helen D. Ramsey
1801	Sally Carmie Estate
1917	Robert H. Ripson
2104	K.C. + Beverly J. Dickman

2107		David R. Waller
2117		Frank Saxby
2119		Charles A. Jones
2135		Helex J. Tolbaugh
2209		Louis R. Brach
2250		Wm. H. + Betty Rae Huber
2303		Karl + Kay Young
2315		Elizabeth J. Zany
2322		H. Q. + S. E. Neiswander
✓ 2323		John S. + I. V. Biscie
2330		Ruth D. Harley
2335		Jerryl J. Lorenzen
✓ 2402		R. D. + Irene Woodger
✓ 2403		Dr. Mary H. Sundquist
2414		John G. + E. E. Hocker
✓ 2420		A. H. Stadel
✓ 2425	626 Fletcher Lane	Ruth M. Gornley
2428		Roy + H. J. Larner
2433		Eunice D. Gornley
2503		Ⓞ Patrick A. Larner ^{Gornley}
2550		Raymond J. Phipps
2640		" " "
✓ 1401		Gary Becker
✓ 2214		C. E. Bailey
2224		Joseph E. Kralach
613	26 Rd	Margaret + Joe Coleman
623	26 Rd	Patrick Moran

Louis R. Brach 2209 N. 1st. Street City, 81501 #9-79	John G. & E.E. Hocker 2414 N. 1st. Street City, 81501 #9-79	Margaret & Joe Coleman 613 26 Road City, 81501 #9-79
William G. & Betty Huber 2250 N. 1st. Street City, 81501 #9-79	A.H. Gould 2420 N. 1st. Street City, 81501 #9-79	Patrick Moran 623 26 Road City, 81501 #9-79
Earl & Floy Young 2303 N. 1st. Street City, 81501 #9-79	Ruth M. Gormley 626 Fletcher Lane City, 81501 #9-79	Alan W. Gaddy 101 Orchard City, 81501 #9-79
Elizabeth J. Zeny 2315 N. 1st. Street City, 81501 #9-79	Roy & H.J. Garner 2428 N. 1st. Street City, 81501 #9-79	Blaine D. Ford 2522 Mira Vista City, 81501 #9-79
H.Q. & S.E. Neiswender 2322 N. 1st. Street City, 81501 #9-79	Eunice G. Gormely 2433 N. 1st. Street City, 81501 #9-79	Larry Beckner 1401 N. 1st. Street City, 81501 #9-79
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Ruth S. Karly 2330 N. 1st. Street City, 81501 #9-79	Raymond Phipps 2550 N. 1st. Street City, 81501 #9-79 undeliverable	C.E. Bailey 2214 N. 1st. Street City, 81501 #9-79
Terryl J. Lorentzen 2335 N. 1st. Street City, 81501 #9-79	Larry Beckner 1401 N. 1st. Street City, 81501 #9-79	Joseph E. Krabacher 2224 N. 1st. Street City, 81501 #9-79
R.O. & Irene Woodfen 2402 N. 1st. Street City, 81501 #9-79	C.E. Bailey 2214 N. 1st. Street City, 81501 #9-79	Jim Macdop 2112 N. 1st. Street City, 81501 #9-79
Dr. Mary L. Lundquist 2403 N. 1st. Street City, 81501 #9-79	Joseph E. Krobach 2224 N. 1st. Street City, 81501 #9-79	Harry Steffens 1626 Spruce Crt. City, 81501 #9-79

Michael W. Gregg
624 N. 1st. Street ~~#9-79~~
City, 81501 ~~undeliverable~~

Nicola Belcastro
841 N. 1st. Street #9-79
City, 81501

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1620 N. 1st. Street #9-79
City, 81501

Beauty Inc.
653 N. 1st. Street #9-79
City, 81501

Larry J. Badini
901 N. 1st. Street ~~#9-79~~
City, 81501 ~~undeliverable~~

Walter R. Thomas
1635 N. 1st. Street #9-79
City, 81501

Ted J. Treece
655 N. 1st. Street #9-79
City, 81501

Donn L. McKinney
908 N. 1st. Street ~~#9-79~~
City, 81501 ~~undeliverable~~

Helen S. Ramsey
1715 N. 1st. Street #9-99
City, 81501

James E. & Earle J. Fuoco
707 N. 1st. Street #9-79
City, 81501

Ellen M. & A.C. Coider
922 N. 1st. Street #9-79
City, 81501

Santy Carmie Estate
1801 N. 1st. Street #9-79
City, 81501 ~~undeliverable~~

M. Scott
710 N. 1st. Street #9-79
City, 81501

Ray Wilmer
1018 N. 1st. Street #9-79
City, 81501

Robert L. Lipson
1917 N. 1st. Street #9-79
City, 81501

George P. Chronis
807 N. 1st. Street #9-79
City, 81501

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City, 81501

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City, 81501

Helen J. Stobaugh
2135 N. 1st. Street #9-79
City, 81501

FIRST STREET CORRIDOR

KENNEDY TO F $\frac{1}{4}$ RD

AS AMENDED

STATEMENT OF COUNCIL ACTION

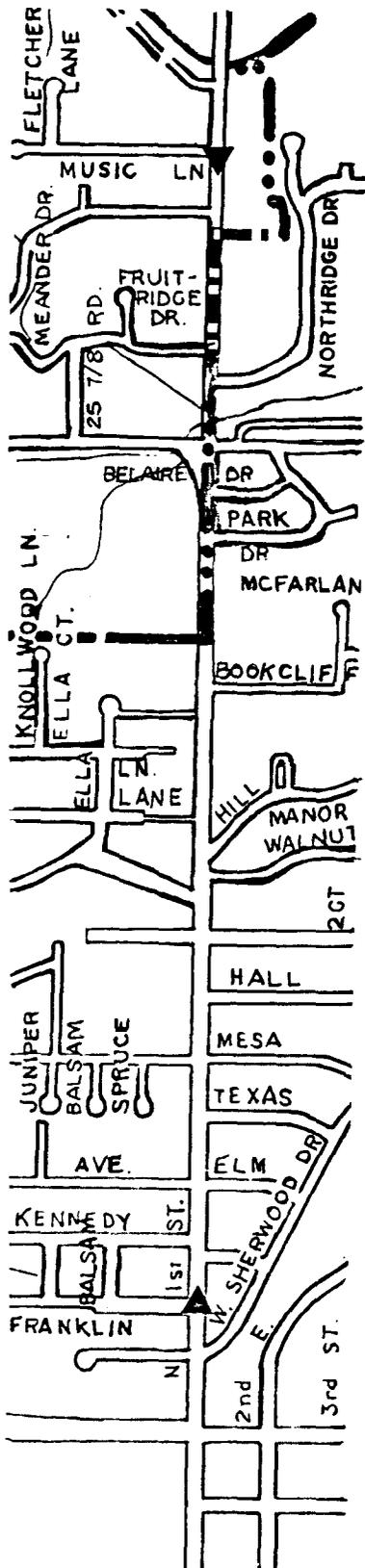
At the regularly scheduled meeting of July 5, 1979 City Council held a public hearing then took the following action based upon favorable recommendation by the Grand Junction Planning Commission.

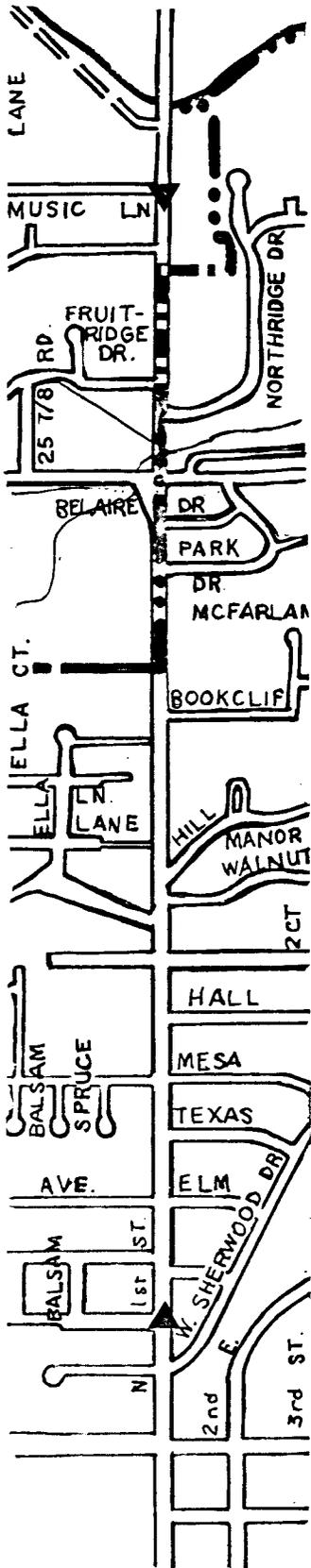
Motion, to adopt the policy statements for the FIRST STREET CORRIDOR, North of Kennedy to the F $\frac{1}{4}$ Road Line, approximately one block east and west of First Street, duly seconded and passed on roll call vote.

POLICY STATEMENTS

*These policy statements are NOT rezonings.

1. Single family residential character should be maintained south of Orchard Ave. on the east side of First Street to Kennedy.
2. The existing single family character in the area of the First Street and Patterson intersection should be maintained.
3. Multiple family residential constructed in the First Street Corridor should be compatible with existing single family residential.
4. Multiple family residential may be appropriate to the east and west of existing neighborhood shopping areas and should respect the existing single family residential character of the area.
5. Multiple family residential would be appropriate on the west side of First Street, south and West Junior High School to Franklin.
6. Residential use beyond single family should be encouraged around the intersection of First Street and Patterson, with no further business or commercial development.
7. Business and commercial would be inappropriate from Franklin to Orchard Ave. No further business or commercial development should occur on the west side of First Street between Franklin and Orchard.





8. Any additional neighborhood retail space should occur at the business nodes of First Street and Orchard Ave., by redesigning the existing retail facilities.
9. First Street should be improved to 4 lane width with curb, gutter, left turn lanes, and sidewalk from Orchard Ave. to Patterson.

Revised
3/3/86

First Street Corridor Guidelines
G Road South to Pitkin Ave.

Intent: The intent of this corridor guideline is to address existing and future land uses along 1st Street and the transitional areas from residential to business and commercial uses.

Goal: As a major north-south corridor, the goal is to carry traffic in the most efficient way possible, maintain a positive image, and ensure compatibility of land uses.

Policy: The policy is to ensure consistent decision making for new development and redevelopment of land uses along 1st Street and to protect and respect the existing residential areas.

According to the Functional Urban Classification System, 1st Street is classified as a minor arterial from G Road south to Grand Avenue and as a major arterial from Grand Avenue south to Pitkin Avenue.

This means:

- As a major arterial it requires 100 feet of right-of-way.
- As a minor arterial it requires 77 feet of right-of-way.
- It serves as a major entry into the city and downtown.
- It serves as a major north/south traffic route.
- It serves as a major connection for east/west corridors.

Original
Do NOT Remove
From Office

- Areas of the corridor south of Grand Avenue are within the Downtown Development Authority's Strategy Plan adopted by the City.
- It will have limited access.

For this corridor guideline 1st Street is split into four sections:

- 1) G Road south to Walnut Avenue--residential area
- 2) Walnut Avenue south to Franklin Avenue--area of transition with the majority of the area being residential with limited business at the intersection of 1st and Orchard
- 3) Franklin Avenue south to Grand Avenue--business and commercial area
- 4) Grand Avenue south to Pitkin Avenue--commercial area and major entry to the downtown area

GENERAL GUIDELINES

Anywhere along 1st Street, regardless of the type or scale of development, the projects should accommodate the following:

- 1) Existing residential housing in a residentially zoned area should be respected and protected whenever possible.
- 2) Non-residential development should not adversely affect the existing adjacent neighborhoods with increased traffic, on-street parking, lighting and noise.
- 3) Neighborhood discussion is encouraged with the petitioner throughout the development process.

- 4) To minimize traffic hazards, curb cuts and access points should be limited and consolidated, encouraging the concept of shared access for proposed and future development .
- 5) Alleyway usage for access to private parking lots is generally discouraged except when extenuating circumstances are shown to make this type of access more appropriate than other alternatives.
- 6) Because of the high volume of traffic along the corridor, parking should not be allowed to back directly onto 1st Street.
- 7) Drainage considerations to adequately accommodate runoff should be addressed with all new developments.
- 8) The undergrounding of utilities is encouraged where feasible along this corridor.
- 9) Development should provide adequate setbacks for structures from the public right-of-way to be used in part for landscaping. The intent is to provide attractive surroundings for the tenants, residents, motorists and pedestrians throughout the corridor. Within the setbacks, landscaping amenities such as berming, buffering and streetscapes are encouraged.

- 10) Adequate walkways and bikeways should be provided to encourage and accommodate safe pedestrian and bicycle use along 1st Street.
- 11) Other corridor policies may also be applicable and should be considered in the review of new development.

G ROAD TO WALNUT AVENUE

This section of the corridor serves as a major north/south connector with two lanes north of Orchard Avenue and four lanes south of Orchard Avenue. The existing land uses are residential.

- Because the existing zoning and uses are appropriate, the single family residential character should be respected and protected. Therefore, commercial development is discouraged.
- Multifamily uses may be appropriate at the intersection of 1st and Patterson and near existing neighborhood shopping areas as transitional buffers between the different uses.
- Business or commercial development is discouraged around the intersection of 1st and Patterson because those uses would add traffic conflicts to a difficult intersection. Since Horizon Drive is not to be extended to First Street, there is no longer a need for that type of development.

- Low profile landscaping and upgrading of Ranchman's Ditch for a possible bike/hike trail at the intersection of 1st and Patterson is encouraged to maintain a positive community image and help identify the residential areas.

WALNUT AVENUE TO FRANKLIN AVENUE

Much of this section is in a transitional phase from residential to business uses.

- The existing single family residential character should be protected and respected on the east side of 1st Street between Orchard and Kennedy Avenues as indicated by area residents.
- Multifamily residential may be appropriate near the existing neighborhood shopping areas and should respect the existing residential character of the area.
- Professional office developments in this section of the 1st Street Corridor should be compatible with, and enhance, the existing residential character of the corridor. The scale of development should be appropriate for the neighborhood with adequate setbacks and buffers and should not create adverse impacts of noise, dust, lighting and traffic.
- Any additional neighborhood retail space should be located at the existing business nodes at 1st and Orchard.

FRANKLIN AVENUE TO GRAND AVENUE

This section serves as a major connector route to downtown and the North Avenue commercial area. The majority of land uses are business and commercial.

- To encourage adequate setbacks, parking should be allowed for within the front setbacks. The parking area should allow for breaks in pavement and landscaping.
- To encourage and accommodate safe pedestrian circulation along and across 1st Street, sidewalks should be constructed and expanded.
- Redevelopment of property fronting along 1st Street is encouraged.
- Where parcels have frontage on streets in addition to 1st Street, those frontages will be preferred access points whenever possible.
- Office uses are encouraged between 1st and 2nd Streets north of Grand as a buffer between the commercial and residential uses.
- Second Street should be designated for a bikeway as indicated by the On-Street Bike Route Map adopted by the City.

- Support for the Downtown Development Authority's Strategy Plan as adopted by the City for the Office/Residential Transition District is encouraged. Redevelopment is preferred to renovation for low and medium density professional and government offices and high density residential uses.

GRAND AVENUE TO PITKIN AVENUE

This section serves as a major entryway and a connector for the city and downtown area. The majority of the land uses are business and commercial.

- To encourage and accommodate safe pedestrian circulation along and across 1st Street, sidewalks should be constructed and expanded.
- To maintain the positive community image as a major entryway into the city, landscaping is encouraged within front setbacks and large parking areas.
- Business and retail uses are appropriate in the corridor south of Colorado, but high density residential uses should also be encouraged to create a mixed use atmosphere and retain residents downtown.
- The Downtown Development Authority's Strategy Plan for the area along 1st Street should be supported.

This means:

--High-density mixed use redevelopment--lodging, civic activities, offices, commercial, service and housing is 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.

It is important to note that goals, objectives, policies and guidelines are informational in nature and represent only one of the many factors which must be considered in the decision making process. The Planning Commission and City Council shall determine the applicability of any goal, objective, policy or guideline to any specific development situation.

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- February 25, 1986
7:30 p.m. - 8:03 p.m.

The public hearing was called to order by Chairman Bill O'Dwyer at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission were:

Ross Transmeier	Miland Dunivent
Susan Rush	Karen Madsen
Bill O'Dwyer, Chairman	Mike Dooley

In attendance, representing the City Planning Department were:

Mike Sutherland	Bob Goldin
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Terri Troutner was present ot record the minutes.

There were approximately 3 interested citizens present during the course of the meeting.

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I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, ON THE MINUTES OF JANUARY 28, 1986, I MAKE A MOTION THAT WE APPROVE THEM AS SENT TO US."

Commissioner Rush seconded the motion.

A vote was called and the motion passed unanimously by a vote of 6-0.

II. ANNOUNCEMENTS, PRESENTATIONS, AND/OR VISITORS

Chairman O'Dwyer announced that since all of the items on to-night's agenda regarded corridor guidelines, the format for the hearing would be opened to the general public for comment instead of items being heard individually. Also mentioned was that item #1, the Grand Junction Urbanized Area Transportation Plan, had been pulled from this evening's agenda.

III. FULL HEARING

PUBLIC COMMENTS

Don O'Brien, 2819 Cheyenne Drive, asked for clarification of the corridor guidelines, placing special emphasis on the **First Street Corridor Guidelines**. His concerns included the right-of-way requirements at the intersection of 1st and Grand and the northeast corner of Grand Avenue. He also expressed a concern that the guidelines seemed too restrictive and felt they prohibited the development or sale of smaller parcels of land.

Bob Goldin and Mike Sutherland, representing the Planning Department, clarified that the intent of the guidelines was to provide direction for new and perhaps existing developments; however, they were not guidelines to be strictly adhered to. They stated that the right-of-way was currently sufficient; 100 ft. was required at the intersection itself since it was classified as a major arterial, 77 ft. was required for the area north of Grand (this included the northeast corner in question).

The following were comments expressed by the Planning Commission on these and other issues:

Commissioner Rush noticed that more general language was being used where issues such as drainage were being addressed. If these guidelines were being "toned down," what about past guidelines which had already been adopted.

Bob Goldin answered that this was because it was felt that the guidelines were being too specific; that they bordered more on regulation, and this was not the intent. He continued that past guidelines would also be changed to reflect a more moderate approach.

Commissioner Dooley commented that a large percentage of the audience seemed to misunderstand the intent of the guidelines; they usually wanted to know how the guidelines would affect their particular interests. He suggested noting in the guidelines that future developments would be considered on a site-specific basis.

Commissioner Rush felt that this point had been sufficiently covered. She read from the guidelines the notation indicating the City Council and Planning Commission would consider the applicability of goals, policies, guidelines, etc. to specific development situations.

There was discussion from various Commissioners and staff on the possible placement of this notation in a more conspicuous location.

STAFF COMMENTS

Bob gave a brief overview of the intent of the guidelines and stated that if further revisions of the guidelines are needed, there is in place a minor change process which can address any revisions without having to go through a full hearing.

MOTION: (COMMISSIONER DOOLEY) "MR. CHAIRMAN, ON ITEM #'S 4-86, 3-86, 9-79 AND 5-86, I MOVE THAT WE ADOPT THESE CORRIDOR GUIDELINES AND FORWARD THEM ONTO THE GROWTH AND PLANNING COMMITTEE FOR THEIR RECOMMENDATION ONTO THE CITY COUNCIL."

Commissioner Dunivent seconded the motion.

Commissioner Transmeier asked if the Growth and Planning Committee was the appropriate reference.

Bob responded that it was the City Council's request that all matters regarding issues, policy, etc. must go through the Committee first before it is reviewed by Council.

Commissioner Transmeier also asked if, on item 4 (#9-79), it should be referred to as "revising" instead of "adopting."

Bob said that because it is viewed as a new consideration, the term "adopting" is perhaps more accurate.

A vote was called and the motion passed unanimously by a vote of 6-0.

IV. NON-SCHEDULED CITIZENS AND/OR VISITORS

There were no non-scheduled citizens and/or visitors.

The meeting was adjourned at 8:03 p.m.

#9-79 Adoption of First Street Corridor Guidelines
Petitioner: Grand Junction Planning Commission. Location:
G Road South to Pitkin Avenue. A request to adopt the First
Street Corridor Guidelines. Copies available at the Grand
Junction Planning Department, 559 White Ave., Room #60,
244-1648.

Consideration Adoption.

JULY 29, 1981

PLANNING COMMISSION
CITY COUNCIL
GRAND JUNCTION, COLORADO

SUBJECT: FIRST STREET CORRIDOR POLICY

THE GORMLEY FAMILY OWNS PROPERTY ALONG THE WEST SIDE OF NORTH FIRST STREET EXTENDING FROM 330 FEET NORTH OF THE FIRST AND PATTERSON INTERSECTION TO THE PROPERTY LINE SOUTH OF 2425 NORTH FIRST OR 775 FEET SOUTH OF THE INTERSECTION. THE PROPOSED POLICY PLUS THE EXTENSION OF HORIZON DRIVE FROM SEVENTH TO FIRST AND THE WIDENING OF PATTERSON WEST OF FIRST WILL HAVE A PROFOUND IMPACT ON THIS PROPERTY.

WE WISH TO HAVE THE FOLLOWING COMMENTS MADE A PART OF THE PUBLIC RECORD AT THIS NEIGHBORHOOD MEETING PLUS ANY LATER PUBLIC MEETINGS HELD CONCERNING THIS AREA.

1. WIDENING NORTH FIRST STREET TO FOUR LANES FROM ORCHARD TO PATTERSON (F ROAD) WILL CREATE THE FOLLOWING PROBLEMS:

A. OUR IRRIGATION DITCH RUNS ALONG THE RIGHT-OF-WAY FROM THE DIVIDER BOX OF THE FRUITRIDGE DITCH COMPANY NORTH TO THE PROPERTY LINE BETWEEN 2433 AND 2503 NORTH FIRST. WHEN THE COUNTY WIDENED NORTH FIRST STREET SOME YEARS AGO, THIS DITCH WAS RELOCATED TO THE WEST. ANY ADDITIONAL WIDENING WOULD PRESENT A MAJOR EXPENSE IN RELOCATION AND PUT TRAFFIC MUCH CLOSER TO THE FOUR HOMES AFFECTED.

B. ACCESS FROM FIRST STREET TO 2325, 2433, AND 2503 WOULD BE MADE MUCH MORE HAZARDOUS THAN NOW IS THE CASE.

2. WE GENERALLY AGREE WITH THE NEED TO RETAIN THE RESIDENTIAL CHARACTER OF THE PROPERTY NORTH TO PATTERSON, BUT SUGGEST THAT THE MULTI-FAMILY DEVELOPMENT ON THE EAST SIDE OF FIRST FROM PARK DRIVE NORTH INDICATES THAT A MULTI-FAMILY ZONING ON THE WEST SIDE IS APPROPRIATE.

3. THE HORIZON DRIVE, FIRST STREET AND PATTERSON ROAD INTERSECTION WILL CHANGE THE VOLUME OF TRAFFIC THERE DRAMATICALLY FROM WHAT IS ALREADY A MAJOR INTERSECTION.

A. WE REQUEST THAT THE DENSITY AND USE OF THE PROPERTY ON THE NORTHWEST CORNER OF FIRST AT PATTERSON BE DETERMINED WHEN THE DESIGN OF THAT INTERSECTION HAS

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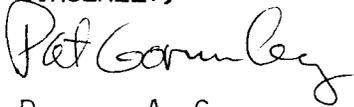
BEEN COMPLETED AND THE IMPACT OF THOSE CHANGES CAN BE BETTER ANALYZED.

B. SINGLE FAMILY ZONING OR EVEN LOW DENSITY MULTI-FAMILY ZONING IS NOT APPROPRIATE EVEN AT PRESENT TRAFFIC LEVELS.

C. WE ARE COMMITTED TO A HIGH QUALITY DEVELOPMENT ON THAT CORNER REGARDLESS OF THE USE ULTIMATELY DETERMINED.

PLEASE LET US KNOW HOW WE CAN BE OF FURTHER ASSISTANCE IN THE EVOLUTION OF A SOUND POLICY IN THIS AREA THAT SERVES PRIVATE AND PUBLIC NEEDS WELL.

SINCERELY,



PATRICK A. GORMLEY