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File 1979-0054
Date 1/4/01

Project Name: 7th Street Corridor Guideline

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
X		*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	Action Sheet			
X	X	Review Sheet Summary			
X		Resolution 18-86 - **			
X	X	7 th Street Corridor Guideline			
X		Review Sheets			
X		Corridor Outlines			
X		Mesa Co. Valley School District Application for Building use			
X		Memo from Bob Goldin to File re: Summary of neighborhood meeting-5/4/82			
X	X	Kathy Portner suggested scanning the guideline only			
X	X	Memo from Conni McDonough to Karl Metzner re: cost and work of mailing notifications – 12/7/79			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 54-79
Zone _____
Tax Area Code _____

Activity 7th St. Policy Statements

Phase _____ Date Neighbors Notified _____

Date Submitted _____ Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 8-26-80

Review Agencies _____ Review Period - Return By _____

- | <u>Send</u> | <u>Send</u> |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION |
| <input type="checkbox"/> COUNTY SURVEYOR | <input type="checkbox"/> DRAINAGE |
| <input type="checkbox"/> COMTRONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input type="checkbox"/> SEWER |
| <input type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES |
| <input type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>Jim Wlysocki</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>P.D. - Ed VanderTook</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | _____ |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>APC</u>	<u>30 Oct 79</u>	<u>Rec. Approval</u>
<u>CIC</u>	<u>11/20/79</u>	<u>TABLED for WORKSHOP REVIEW</u>
<u>CiC</u>	<u>12/19/79</u>	<u>Returned for Re-hearing</u> <u>w. notices to be sent</u> <u>to all property owners.</u>
<u>GJPC</u>	<u>5/4/82</u>	<u>Neighborhood meeting w/ GJPC (see attached for results)</u>
<u>GJPC</u>	<u>8-26-80</u>	<u>Rec. App.</u>
<u>CR</u>	<u>11-19-80</u>	<u>App</u>

Common Location 7th St. from G. Road to
Struthers Ave.

Staff Comments

GJPC 5-28-85 Rec. Approval (sent back for revisions)

GJPC 1/7/86 Rec. of Approval

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

Imp. Guarantee Receipt # _____ Check # _____

Covenants _____ Open Space Dedication

Power of Attorney

Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 54-79

DATE SENT TO REVIEW AGENCIES _____

ITEM 7th Street Policy Statements

DATE DUE _____

PC MEETING DATE _____

MCC/CC MEETING DATE 11-21-79

DATE REC.

AGENCY

COMMENTS

11-21-79

City Engineer-
Ron Rish
(via phone message)

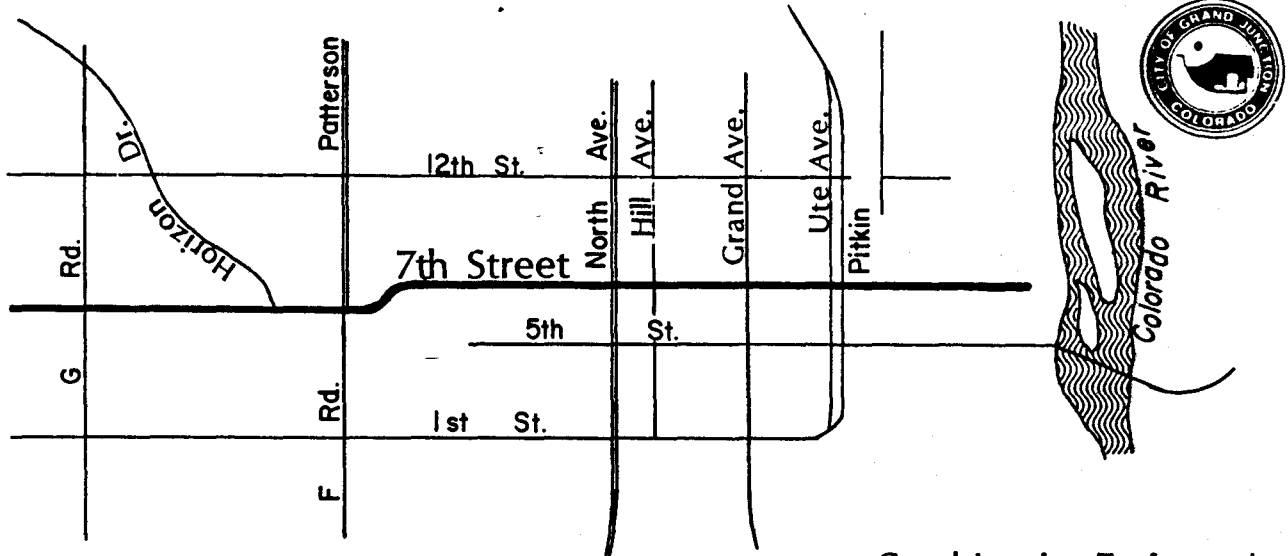
Takes exception to section of item #1 in segment from G Road to Patterson Road. In particular the phrase "raised median from Patterson Road to G Road" should be deleted. The type of design for this roadway should be determined by an engineer. To specify a particular design to solve a particular problem is not part of policy-making. Also, the last sentence of item #1 concerning a grade separation at 7th and Horizon should also be deleted. If its must remain..it should be revised to read "in design of 7th and Horizon intersection, a grade separation should be considered. Otherwise, there is no objection to the rest of the items on the policy statement.

8-01-80

CITY ENGINEER

No comments

8-26-80/GJPC/SIMONETTI/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SEVENTH STREET POLICY STATEMENT, AS AMENDED BY THE STAFF.



Grand Junction Zoning and
Development Code - Section 3-19

7th Street Status

According to the Functional Urban Classification System, 7th Street has three classifications.

This means:

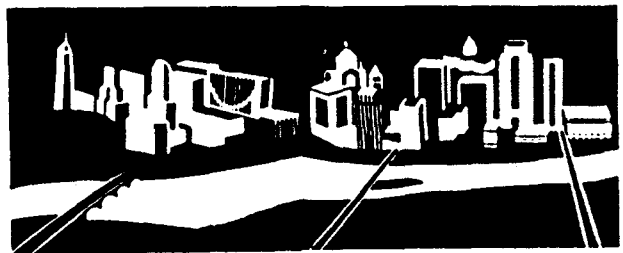
- As a major arterial it requires 100' right-of-way from Horizon Drive to North Avenue.
- As a minor arterial it requires 77' right-of-way from North Avenue to Pitkin Avenue.
- As a collector it requires 66' right-of-way from Pitkin Avenue to the Colorado River.
- It serves as a major north/south traffic carrier.
- It serves as a major entry way to Grand Junction from the north.
- It provides a major access to the southern industrial area.
- Portions of the corridor are within the Downtown Development Authority's Strategy Plan.

7TH STREET CORRIDOR GUIDELINES

Intent: The intent of this corridor guideline is to deal with the existing uses, both residential and non-residential, and the areas of transition. Because 7th Street serves as a major entry to the City from the north, serves a wide variety of land uses, and carries traffic north and south, special consideration to 7th Street is necessary.

Goal: To carry traffic in an efficient manner, continue to use 7th Street as a major entry way to the City with positive image, but still retain the existing character.

Policy: Provide for consistent and informed decision making in considering development or redevelopment requests, provide protection to existing neighborhoods, and provide direction and focus for those areas in transition.



For this corridor guideline, 7th Street will be split into four sections:

- 1) Horizon Drive to Hill Avenue -- area of transition from single family residential to business
- 2) Hill Avenue to Grand Avenue -- historically significant area
- 3) Grand Avenue to Ute Avenue -- business and retail area
- 4) Ute Avenue to the Colorado River -- heavy commercial and industrial area



Overall Policies

Anywhere along 7th Street, regardless of the type or scale of development, the projects must accommodate the following:

- 1) Every proposal requesting a change of use which requires a zone change should be done in a planned development context.
- 2) Existing residential housing in a residentially zoned area should be respected and protected whenever possible.
- 3) Non-residential development should not adversely affect the existing adjacent neighborhoods with increased traffic, on-street parking, lighting and noise.

- 4) Curb cuts and access points should be limited and consolidated, encouraging the concept of shared access for proposed and future development.
- 5) Considerations for on-site retention and detention of storm water runoff should be addressed with all new developments.
- 6) 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 the alternatives.
- 7) Development at or near the intersections should not conflict with any other corridor guidelines.

Horizon Drive to Hill Avenue

This section serves as a primary access into Grand Junction with existing residential, areas of transition and commercial areas.

- North of Horizon Drive should retain the existing residential uses. Adequate area for commercial development is available at the intersection of 7th Street and Patterson Road.
- The intersection of 7th Street and Horizon Drive: Development should minimize access onto 7th Street because of limited site distance and floodplain concerns.
- The existing residential character of compatible scale and intensity with the area between Horizon Drive and Patterson Road should be retained regardless of the development.
- The area from Walnut Avenue south to Orchard Avenue is currently zoned and developed residential. Existing residential should remain. Non-residential development is discouraged at this time to avoid

adverse impacts on residential uses and maintain a viable residential area.

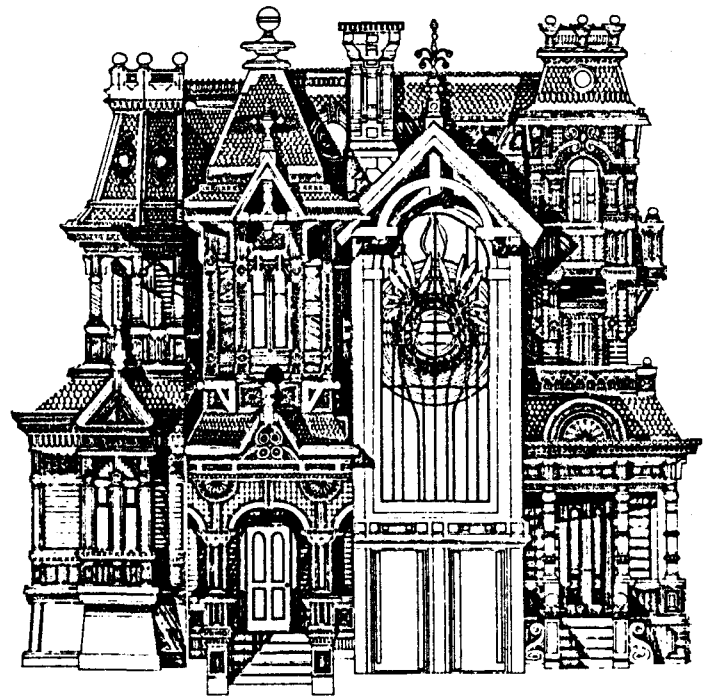
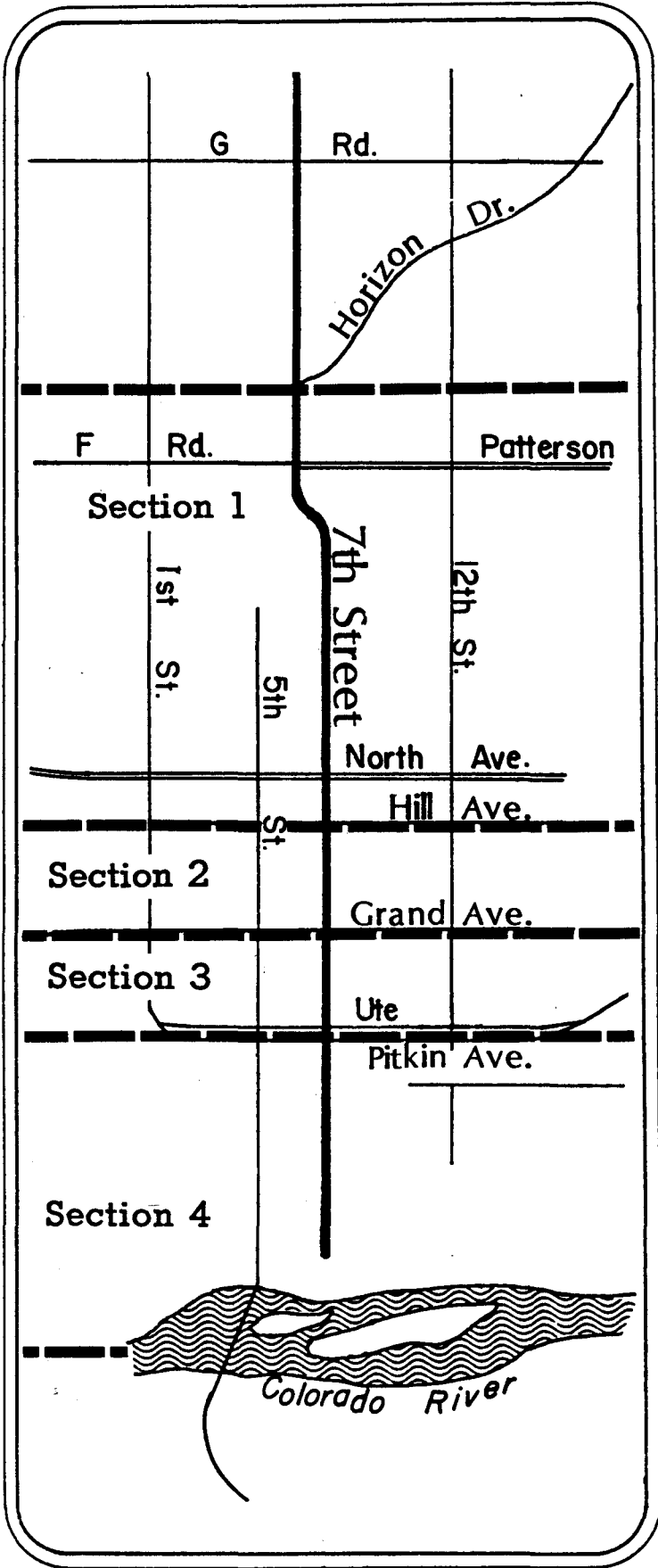
- South of Patterson to Walnut Avenue is appropriate for medical uses, professional offices, and other limited impact uses which would enhance the medical service character of the area.

- South of Orchard to Bunting Avenue is appropriate for cultural and educational facilities and professional offices, retaining the single family residential scale for all new development.

- South of Bunting Avenue to Belford Avenue is appropriate for business and commercial development within the existing zoning. Encroachment into the adjacent residential areas is discouraged to prevent additional non-residential impacts of increased activities, noise and traffic.

Access should be limited to those streets accessing 7th Street and not the alleyway or streets parallel to 7th Street.

- The alleyways should not service private parking lots or provide access for non-residential development except when extenuating circumstances are shown to make this type of access more appropriate than other alternatives.



Hill Avenue to Grand Avenue

This section has been designated a National Historic District. A recent rezone by the residents has zoned this area Planned Residential (PR-8).

- Existing uses and zoning are appropriate and adequate.
- The single family residential character should be retained to help preserve the historical character, architecture and scale of this section of 7th Street.

Grand Avenue to Pitkin Avenue

This section is a major access to the downtown area and is within the Downtown Development Authority's Strategy Plan.

- Continuation of the divided planted median is encouraged from Grand Avenue to Ute Avenue.
- Continue to support the DDA in accordance with the DDA plan of developments as reviewed and approved by the City.
- Continue with the scale and types of development proposed and built within this area.
- Encourage the use of the City's Street Trees Program.

Pitkin Avenue to Colorado River

- Encourage the transition of the area as a higher quality rail-oriented industrial park.
- Keep in mind the use of 7th Street as a possible access to a future greenbelt along the Colorado River.
- Encourage the use of the City's Street Trees Program for the purpose of beautification.
- Acquisition of the properties south

of Struthers Avenue is encouraged for the following reasons:

- 1) For the purpose of developing a greenbelt beautification area along the river floodplain which is presently used for private junk and refuse storage.
- 2) To provide a desirable river-front location for future planned industrial development along the fringes of the designated floodplain.
- 3) Discourage any uses which may limit or restrict access and development of those areas adjacent to the Colorado River, i.e. tailings piles, extraction processing.