





Grand Junction Planning Department  
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MEMORANDUM

TO: City Council  
FROM: City Planning Commission  
DATE: February 5, 1986  
RE: Corridor Guidelines

Enclosed for your review are the Orchard Avenue, Unawep Avenue, Patterson Road, 7th and 12th Street Corridor Guidelines scheduled for Council hearing on February 19, 1986.

The Growth & Planning Committee reviewed these corridor guidelines on February 4th. They agreed to support the need for the guidelines and continue pursuing them for all the major traffic routes in the area.

The intent of these guidelines is to provide an overall perspective for the "visions of the future." These revised guidelines are an attempt to express not only what should be encouraged in the corridors, but also "why," providing insight needed for making decisions on existing and future development which are preemptive rather than reactive.

In the past, corridor policies were often interpreted as regulations. The intent of the proposed corridor guidelines is not to regulate, but to provide guidance for new development and redevelopment. Based on the economic changes of the area, and in response to individuals, neighborhoods and the development community, the Planning Commission began formulating new corridor guidelines. Through coordination with other City, County and State agencies, as well as input from the area meetings, historical information, development proposals, capital improvements programs and traffic analysis, the City Planning Commission revised the existing corridor policies and established new guidelines.

New corridor guidelines for the remaining major roadways within the City will be presented to the City Council over the next two months. The overall public response to these guidelines has been favorable. Your consideration and support will be greatly appreciated. If you have any questions, please contact Karl Metzner, Bob Goldin, Mike Sutherland, or any of us on the Planning Commission.

Enclosures

# development summary



File # 11-85 12-85 Name UnawEEP Avenue Orchard Avenue Date 6/10/85

**PROJECT LOCATION:** UnawEEP: From Highway 50 south to 29 Road  
Orchard: From 1st Street to 29 Road

**PROJECT DESCRIPTION:**

These are requests to adopt new corridor policies for UnawEEP Avenue and Orchard Avenue. The intent is to provide the City with consistent direction and decision making while attempting to accommodate the needs and concerns of the residents, private and public sectors.

**REVIEW SUMMARY (Major Concerns)**

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

\* See explanation below

These policies have been developed from neighborhood meetings, comprehensive plan meetings, historical information, previous developments, existing and proposed land use, City and County staffs and Planning Commissions.

**STATUS & RECOMMENDATIONS:**

These are new policies. No adverse comments have been received.

**Planning Commission Action**

The Grand Junction Planning Commission met on May 28, 1985. They unanimously recommended approval of both the UnawEEP and Orchard Avenue policies.