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File 1985-0012 Project Name Orchard Avenue - Corridor Policy A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents e specific to certain files, not found on the standard list. For this reason, a checklist has been provided. n S Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n n guide for the contents of each file. t 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. **Table of Contents** Review Sheet Summary Application form Review Sheets 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, easements Mailing list to adjacent property owners 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 *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 DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: Action Sheet Review Sheet Summary X | X | Resolution No. 18-86 - ** X X Development Summary – 12/85 Corridor Outline X Corridor Plan - ** (scanned in Corridor file) X X Planning Commission Minutes - ** - 5/28/85 Memo from Planning Commission to City Council re: Corridor guidelines -History of 1977 letters regarding Orchard Avenue Survey Orchard Avenue Survey



Grand Junction Planning Department 559 White Ave. Room 60 Grand Junction, Colorado 81501-2643 (303) 244-1628

MEMORANDUM

TO: City Council

FROM: City Planning Commission

DATE: February 5, 1986

RE: Corridor Guidelines

Enclosed for your review are the Orchard Avenue, Unaweep 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 econonic 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



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 SUMI	MAI	RY	(Major Concerns)		
POLICIES COMPLIANCE	YES	№*	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED
Complies with adopted policies	х		Streets/Rights Of Way	х	
Complies with adopted criteria	x		Water/Sewer	x	
Meets guidelines of Comprehensive Plan	x		lrrigation/Drainage	х	
			Landscaping/Screening	х	
			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.