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File 1988-0017

Project Name: Adoption of Downtown Residential Neighborhood Guidelines – GJPD & DDA

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DOWNTOWN RESIDENTIAL NEIGHBORHOOD GUIDELINES

PROPOSED CHANGE

9. The 500 block of the north side of Ouray and the south side of Chipeta is recognized as a unique area with existing business and community facilities. Further encroachment of business/commercial uses into this block is discouraged, including the expansion of existing facilities.

10. As a community facility, the Older American Center is recognized as an asset to the downtown. Expansion of the Center, compatible with the area, is encouraged to enhance further renovation of the residential neighborhood and support downtown facilities.

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Options for the 500 block of Curay & Chapeta

- A. Further encroachment of non-residential uses into the residential area is discouraged, including the expansion of existing facilities.
- B. Expansion of existing non-residential uses should be limited to providing additional parking to accommodate existing facilities.
- C. Expansion of existing non-residential uses should be limited to those parcels adjacent to the facilities along Curay.

Downtown Residential Neighborhood Plan  
 Feb. 11, 1988

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Grand Junction  
Downtown Development Authority

115 N. 5th Street, Suite 540 P.O. Box 296  
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Phone (303) 245-2926

MEMO

Date: March 29, 1988

To: Grand Junction Planning Commission  
From: Gary Ferguson, Executive Director *GF*

RE: DDA Comments On Downtown Residential Neighborhood Facilities

At its workshop meeting of March 24, 1988, the Board of Directors of the Downtown Development Association addressed the draft guidelines for the Downtown Residential Neighborhood. The following comments represent the collective feelings of the Board and are submitted to the Planning Commission for your consideration.

(1) The guideline (#4) referring to encouraging renovation of older single family structures should be clarified to read "Renovation of existing older single family structures as housing is encouraged.

(2) The eastern boundary of the neighborhood was questioned. All other boundaries (west, north and south) have more clearly defined transitions into commercial properties. The eastern boundary, at 12th street, did not. The Board suggested that the neighborhood be extended across 12th Street (excluding pre-existing commercial) to 15th Street. Preserving the residential character of the balance of 12th Street from Gunnison to Main was cited as an important consideration.

(3) The DDA Board endorsed the other boundaries as proposed, including using Ouray Avenue as the southern boundary in the 400-500 blocks. The Authority agrees that there is a need for guidelines which will clearly assist residents and businesses in their investment decisions.

If you have any questions regarding the DDA Board's position, please contact Kirk Rider (DDA Chairman, 242-2645) or me (245-2926).

cc Kirk Rider, Chairman

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MEMORANDUM

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TO: Planning Commission Members  
FROM: Kathy Portner *KP*  
DATE: April 18, 1988  
RE: The Downtown Residential Neighborhood Guidelines

The downtown residential neighborhood guidelines were developed in response to a directive by City Council. Potential development conflicts were brought to light in March of 1987 when the Teacher's Credit Union requested a rezone to expand their parking lot to Chipeta Avenue. The request was denied by City Council based on neighborhood opposition. The Council asked that a neighborhood plan be developed to assist in the decision-making process. In addition, a request in December, 1987 to rezone properties involved in a land swap between Mesa County and the Credit Union was tabled by the Planning Commission pending the outcome of a neighborhood plan.

A neighborhood meeting was held February 11, 1988 at the Senior Nutrition Center. Only 11 people attended, in addition to 3 City staff members. Most of the discussion revolved around the expansion of the Credit Union without any resolution to the problem.

Staff came up with 3 alternative guidelines for the 500 block of Ouray:

1. Further encroachment of nonresidential uses into the residential area is discouraged, including the expansion of existing facilities.
2. Expansion of existing nonresidential uses should be limited to providing additional parking to accommodate existing facilities.
3. Expansion of existing nonresidential uses should be limited to those parcels adjacent to the facilities along Ouray.

Alternative 1 is included in the proposed guidelines. We felt it was important to get something out to the public for comment. The guidelines as they apply to the rest of the area seem to be acceptable and are in accordance with the adopted corridor guidelines. The proposed guidelines follow the same format as the corridor guidelines.

/kp

June 7, 1988

Recommendation to City Planning Commission

re: Proposed Guidelines for DOWNTOWN RESIDENTIAL NEIGHBORHOOD PLAN

"-The 500 Block of Ouray and Chipeta is recognized as a unique area with existing business and community facilities. Further encroachment of non-residential uses into this block is discouraged, including the expansion of existing facilities."

Firstly: I support the Downtown Residential Neighborhood Plan.

Recommendation: Explore using this block as a cornerstone for a Senior Renovation District.

Comments:

Within the scope of a Senior Renovation District monies are available for Renovation of Housing as well as for remodeling structures geared for senior usage, ie: The Older American Center and The Grey Gourmet.

The monies for retrofitting single family structures for Senior use would be available to owners in the neighborhood. A certain amount is expected to be used for the development of units for the handicapped.

My experience is: The single floor 2 or 3 bedroom house if it is not more than three steps up from the ground is adaptable for the handicapped.

In the 500 block of Ouray and Chipeta there are four such homes three of which meet the above criteria. One is owned by the Teachers' Credit Union and is presently boarded up.

Also a duplex, a fine old brick building that has possibilities as a historical landmark exists in the neighborhood and could be retrofitted if its brick construction doesn't present insurmountable problems.

If the commission could add this phrase: "... unless expansion can be completed through use of existing buildings." to the end of the final paragraph, the Older American Center would not be precluded from expanding which would allow them to form a plan using the structures as they are - remodel only.

This would retain the single family nature of the neighborhood, keep a vibrant community center focused downtown that by its existence adds good residents to the neighborhood and possibly opens the door to residential owners to renovate some of their buildings.

Also for the benefit of the owners in the block: Should either the Teachers' Credit Union or the OAC choose to sell and the Teachers' Credit Union has listed some of their property for sale the obvious buyer is not eliminated as a prospect because all expansion is denied.

Explore the 500 Block of Ouray and Chipeta for its potential as an expanded Senior Services Neighborhood. Keep the OAC and Grey Gourmet Kitchen. Ask for a plan to create a Senior Renovation District.

I am available to meet with interested parties to share information and explain research necessary.

Respectfully Submitted,

Chris Kaul #2  
440 N 6th St

243-4319

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Downtown Development Authority

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MEMO

Date: July 6, 1988

To: City Councilors, City Manager, City Attorney  
From: Gary Ferguson

RE: DDA Position on Downtown Residential Guidelines

Attached please find a description of the action taken by the DDA Board of Directors at their Special Public Meeting held on July 5, 1988 pertaining to the Downtown Residential Guidelines. This description is submitted to you as a recommendation of the DDA for consideration during your own deliberations on this issue. Please keep the following points in mind as you review this recommendation:

- (1) The DDA has maintained a historical interest in the Downtown residential neighborhood, as evidenced by its Plan of Development, the CDBG housing program, and its planning efforts;
- (2) The DDA had previously agreed to support the guidelines at its March 25, 1988 meeting. This Special Meeting was called at the request of interested parties;
- (3) The DDA Special Meeting was open to the public and attended by a cross section of interested parties.

I will be available at the beginning of your workshop to answer any questions regarding the DDA's position.

Grand Junction  
Downtown Development Authority

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DDA Position on Proposed  
Downtown Residential Guidelines

July 5, 1988

At the request of several property owners and businesses, the DDA convened a Special Meeting on July 5, 1988 to consider modifications to its position on the Downtown Residential Guidelines. This meeting was attended by representatives of the Older American Senior Center, the Mesa County Teachers Credit Union, affected/adjacent property owners, and area residents.

After a thorough review of the issues affecting the guidelines, and, in particular, the block bounded by Chipeta, 5th, Ouray, and 6th, the Authority voted 3 to 2 to approve the following motion:

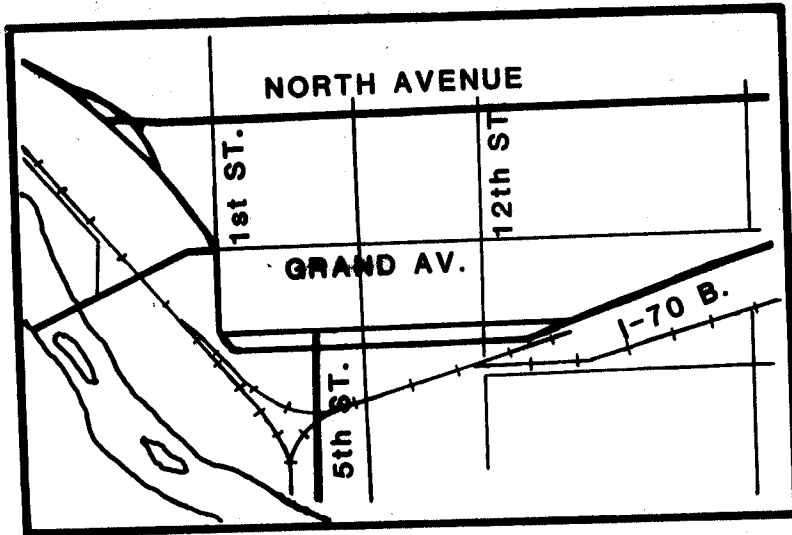
"That the Downtown Residential Guidelines be approved as presented with an exception made, if feasible, for eventual expansion of the Older Americans/Senior Center".  
(Motion - Gaarde; second - Smith)

The majority opinion of the DDA Board argued that the integrity of the downtown residential neighborhood was of paramount importance. The majority reasoned that the expansion of commercial growth to the north was a) not compatible with the residential neighborhood and b) would cause the downtown to grow in size. This growth in size would dilute the effectiveness of the Downtown as an economic entity, since the growth would be at the expense of areas already underutilized to the south. The majority argued that the Older American Center represented a unique asset which was both compatible and harmonious with a strong residential neighborhood. For this reason, the majority concurred that the Older American Center should, if legally permissible, be allowed the opportunity to expand and continue its services. The majority clearly indicated that the Credit Union was an intruding commercial business existing only on a conditional use permit which should not be granted a similar exemption.

The minority opinion argued that the DDA had a clear responsibility to assist business and work to retain them downtown. The minority reasoned that change was inevitable and prudent business sense dictated support of the Credit Union's petition to expand. The minority contended that the Credit Union had made a major investment in land, building, and planning and should not be unduly penalized.

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Downtown Residential Guidelines

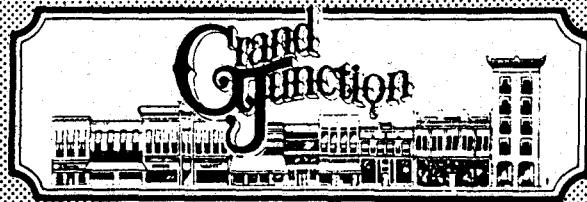
Both majority and minority opinions concurred that the DDA should work to assist the Credit Union in seeking alternative expansion opportunities in the Downtown District. Currently the Credit Union is located outside (to the north) of the DDA boundaries.



# SOUTHWEST AREA PROFILE

## A Study of General Characteristics

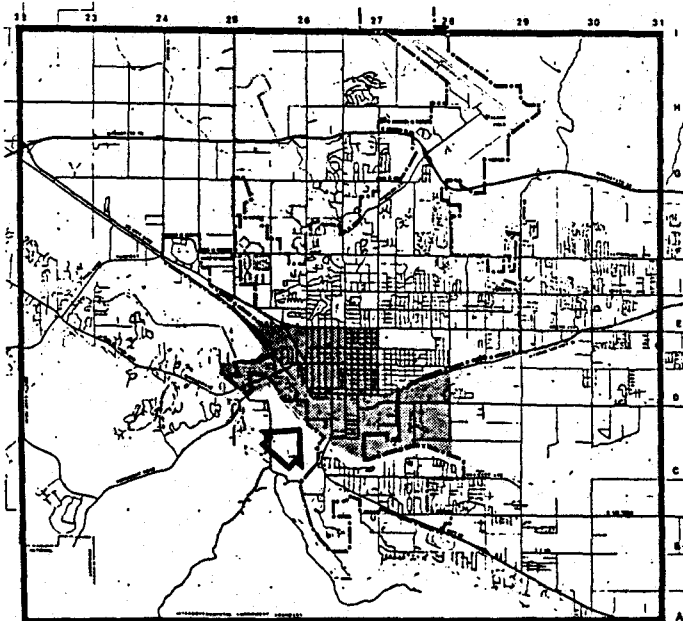
December 1983



### General Description

The Southwest Core Area of Grand Junction is approximately 2.4 square miles and contains the most diverse mixture of people and land uses in the City. It encompasses the old downtown (business and commercial), a mixture of single family and multi-family residential uses, and a large portion of the City's industrial area.

The boundaries are generally North Avenue, 12th Street on the east to South Street jogging a few blocks to 15th Street. The southern and western boundaries are not as clear, the Colorado River is approximately the southern and eastern boundary with Riverside and Brocks Market areas the major exceptions.



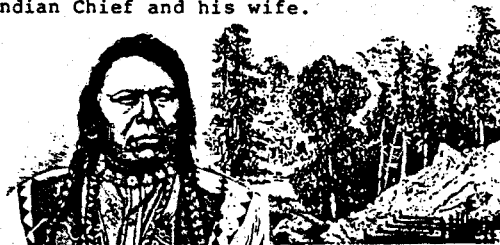
Southwest Area

### Background & History

George Crawford, the founder of Grand Junction in 1881, first viewed the Grand Valley from the Orchard Mesa Bluffs. It was from here that the location for the original Grand Junction townsight was determined.

In November of 1881, the town of Grand Junction was formally established. The town was laid out in a square. North Avenue and South Street formed two boundaries. First Street and 12th Street were

the western and eastern boundaries, respectively. All north-south were numbered with east-west avenues using names. Main Street was set in place early. Ute Avenue was there, Gunnison, Rood and White for two pioneers, Ouray and Chipeta for the Ute Indian Chief and his wife.



Early commercial and residential development began from this grid system. By the Summer of 1882, four general stores, two blacksmith shops, three hotels and a drug store were open for business. The townsight provided for four existing city parks, Whitman, Emerson, Hawthorn and Washington with school sites to the north of these. A public site was provided where Lowell School was built (used as R-5 today).

### Natural Physical Features

The dominant natural feature of the Southwest Area is the Colorado River. Its confluence with the Gunnison Rivers, and the 30 ft. bluffs rising above both rivers, are other significant physical features. Bottomland and floodplains comprise a considerable amount of land along the River between 15th Street and North Avenue.

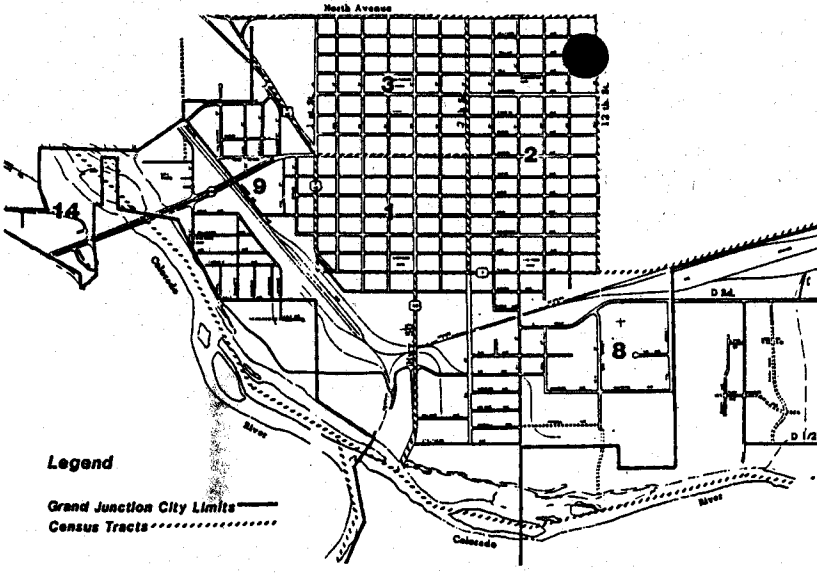
The floodplain (100 year and 500 year) encompasses most of the area between the Colorado River and the railroad tracks, including the entire Riverside neighborhood. Historically high water conditions have effected this area. On the west side of the River the floodplain is smaller because of the higher elevation and the bluffs. Much of the Rosevale and Connected Lakes area have experienced flood conditions.

These conditions exist with the approximately 15 ft. dike from the 5th Street Bridge past Mesa Mall. For a perspective, during the Summer of 1983, flooding was at 50-75 year levels.

There is a significant amount of commercial quality gravel on both sides of the Colorado River. On the west side is A-2 (Colorado Geological survey classification) alluvial fan with fine aggregate generally considered a prime resource. Some of this has been mined. On the east side is F-1, floodplain gravel deposits, which are relatively clean and sound.

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Below are some traffic counts done by the State Highway Department in Mesa County. For most major streets, except for 1st Street, Grand Avenue and a portion of North Avenue. There were large increase in traffic volumes.

Street	1977	1983	Approx. Increase
Hwy. 140/Broadway Bridge	15,960	20,951	30%
U.S. 50 5th Street Bridge	20,100	24,000	20%
I-70B - Ute (E. of 5th)	11,500	14,300	25%
I-70B - Pitkin (E. of 5th)	8,600	13,400	30-35%
I-70B - N. of Grand	9,100	14,652	60%
7th St. S. of North	10,400	12,500	20%
12th St. N. of Gunnison	11,500	13,500	18%
First Street	13,000	13,300	0-1%
Grand Avenue	9,400	9,448	0%
North Avenue (W. of 12th)	23,600	23,276	-0%
North Avenue (E. of 1st)	14,500	17,200	19%

The Broadway Bridge, 5th Street Bridge and North Avenue were very congested in 1977 and continue to be. Most of I-70B, 7th, 12th and 1st Streets are congested.

The factors that led to the development of the Southwest Core Area major highways and the railroad could limit growth and redevelopment of the area in the future. Streets are now congested, there is a limited amount of growth that the existing transportation system can handle and the cost of improvements make major projects very costly and possibly impractical.

Rail transportation consists of daily Amtrack east-west passenger service to Denver and Salt Lake City. The Denver and Rio Grande Western passenger station is located near First and Ute. The freight offices and switching facilities ("hump yard") is within the Southwest Area but mostly outside the Grand Junction city limits. Rail shipping and related maintenance facilities is an important element of the City's transportation system. It is highly unlikely any major changes would occur in the near future.

Inter-city bus service consists of Trailway buses with a depot at 5th and Ute.

## Zoning & Land Use

There are approximately 1,510 acres in the Southwest Area. The zoning falls into five major areas as follows:

Zone	Number of Acres	% of Total
Industrial	838	55%
Business/Commercial	358	24%
Residential (32-64 unit/acre)	183	12%
Public Zones	67	4%
Residential (8 units/acre)	42	3%
Parks	22	1%

Vacant land in parcels of five or more acres is available in commercial and industrial zones.

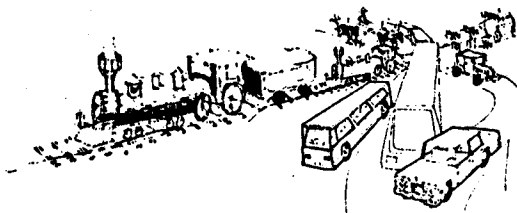
Development in the Area, particularly in terms of housing, was primarily done prior to 1940. Several of the earliest additions to the original City layout occurred in the Southwest Area: Carpenters (1889), Crawfords (1890) and Benton Canon's (1900). The City has continued to annex and develop this Area, the most recent annexation being Brock's in 1982.

Redevelopment of the Southwest Area will be a continued and ongoing process. For example, the downtown development which began in the 1960's has been renewed. Because of the critical location of the Southwest Area, infill and redevelopment will certainly continue to be a major factor in the Area's future.

## Transportation

The Southwest Area is the transportation hub of the Grand Valley with the exception of air-travel. The primary component of the hub is the road system. Most of the major streets with high traffic volume are located in the Southwest Area. The hub also includes the rail yards and depot as well as the bus depot.

As the Grand Valley continues to develop an east-west road system (eg. F/Patterson Roads) and new bridges across the river (29 Rd. and Redlands Parkway), this role as transportation hub should decrease. However, the area should continue to be a major part of the system for the foreseeable future.



## Downtown Master Plan

The "Downtown Development Strategy", an element of the Master Plan for Grand Junction and the "Downtown Development Authority (DDA) Plan of Development", were both adopted in 1981 by the DDA Board, Planning Commission and City Council. In 1982-1983, the DDA and the City Planning Department developed the Planned Downtown Development Manual as part of the Grand Junction Zoning and Development Code. This was adopted during April 1983.

These efforts represent a major effort to plan for a sizable portion of the Southwest Area. Extensive strategies, policies, public improvement projects and related activities are identified and described. Specific areas within the DDA boundaries are examined and recommendations are made for each. Copies of this material is available at the Downtown Development Authority.

## Services

The principal services in the area are provided as follows:

- Schools: School District #51
- Fire: Grand Junction Fire District
- Police: Within the City limits, the Grand Junction Police Department. In the unincorporated portions of the Area the Mesa County Sheriffs Department has jurisdiction.
- Sewer: Grand Junction
- Water: Grand Junction Water District except on the southwest side of the Colorado River which is provided by Ute Water District.
- Irrigation: Grand Valley Irrigation Company except across the river which is Redlands Water and Power.
- Drainage: Grand Junction Drainage District except across the river which is Redlands Drainage District.

# Employment & Income

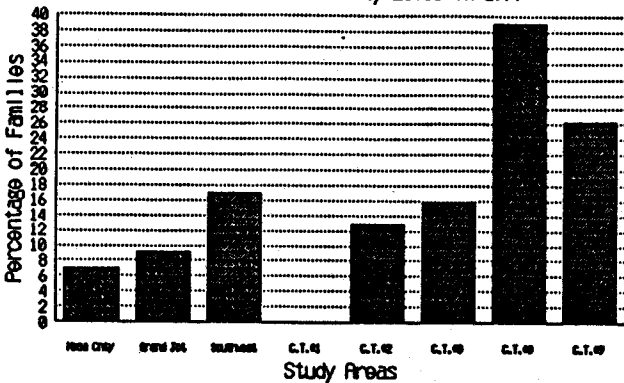
Eighty-two percent of the people 16 years and older who were employed in 1980 in the Area were private wage and salary workers. Twelve percent of the workforce is employed by federal, state or local governments. The remainder, or almost six percent, are self-employed.

The major areas of employment are as follows:

1. Technical, sales, and administrative support occupations 26.2%
2. Operators, fabricators and laborers 21.3%
3. Service occupations 18.9%
4. Managerial and professional specialty occupations 17.5%
5. Precision production, craft, and repair occupations 14.6%
6. Farming 1.5%

The 1979 per capita income was \$6,112 which was \$878 less than the City average. The range varied from \$3,915 in census tract 8 to \$6,869 in census tract 3. The low per capita income in census tract 8 is the result in part to an unemployment rate that was more than three times that of the City or County, making it the highest in the County.

Families Below Poverty Level in 1979



## Appendix

TOTAL NUMBER OF PERSONS									
	Mesa County	Grand Junction	Southwest Area	Census Tract #1	C.T. #2	C.T. #3	C.T. #4	C.T. #5	C.T. #6
Total Persons	81,530	20,144	5,101	453	2,235	1,464	263	766	-
% of City Median Age	29.0	1001	10.4	1.6	7.9	5.2	0.9	2.7	-
Male	40,351	13,465	2,575	294	1,086	681	133	301	-
% of C.T. Median Age	49.5	47.8	49.7	64.9	48.6	46.5	50.6	49.7	-
Female	41,179	14,679	2,606	159	1,149	783	130	305	-
% of C.T. Median Age	29.9	32.2	30.3	35.1	51.4	53.5	49.4	50.3	-
Persons per Household	2.68	2.30	2.05	1.62	1.98	1.94	2.27	2.67	-

MARITAL STATUS									
	Mesa County	Grand Junction	Southwest Area	Census Tract #1	C.T. #2	C.T. #3	C.T. #4	C.T. #5	C.T. #6
Male, 15 yrs.+	30,517	10,795	2,144	260	939	562	102	281	-
Single	8,114	3,349	842	104	405	219	30	84	-
Married	19,448	5,970	900	57	383	269	48	143	-
Separated	376	196	64	19	19	11	5	10	-
Widowed	583	306	74	15	30	12	4	13	-
Divorced	1,936	974	264	65	102	51	15	31	-
Females, 15 yrs.+	31,976	12,225	2,211	132	996	697	105	281	-
Single	5,935	2,711	567	45	277	170	17	58	-
Married	19,390	5,941	889	41	388	272	49	139	-
Separated	486	239	74	6	29	22	4	13	-
Widowed	3,466	1,964	404	21	175	142	23	43	-
Divorced	2,699	1,370	277	19	127	91	12	28	-

Labor Force Characteristics

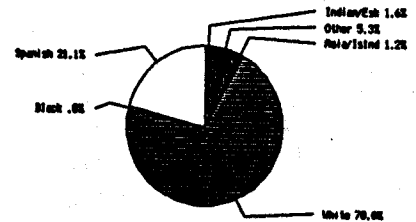
	Mesa County	Grand Junction	Southwest Area	Census Tract #1	C.T. #2	C.T. #3	C.T. #4	C.T. #5	C.T. #6
LABOR FORCE STATUS									
Persons 16 yrs.+	41,160	22,920	4,277	430	2,024	1,250	235	566	-
Labor Force	39,000	22,020	2,643	305	1,263	730	66	207	-
Civilian Labor Force	38,007	21,020	2,643	305	1,263	730	66	207	-
Employed	37,160	21,150	2,654	309	1,172	720	70	200	-
Unemployed	1,800	870	200	20	90	10	10	10	-
% Unemployed	4.9	4.0	7.7	6.0	6.7	2.7	16.1	1.0	-
OCCUPATION									
Employed Persons 16 yrs.+	37,160	21,150	2,654	309	1,172	720	70	200	-
Manufacturing	3,403	1,300	260	57	160	55	-	74	-
Wholesale & Retail	6,000	2,100	647	6	275	210	0	72	-
Professional & Related Services	7,200	3,000	500	0	200	130	13	48	-
CLASS OF WORKER									
Private wage & salary workers	30,306	16,072	2,426	100	670	363	25	272	-
Government workers	5,427	2,100	206	10	170	60	12	40	-
Local Government	2,343	900	140	10	64	20	5	16	-
Self-employed workers	2,100	670	130	-	20	50	6	7	-

Income and Poverty Status

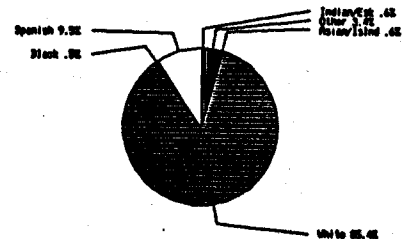
	Mesa County	Grand Junction	Southwest Area	Census Tract #1	C.T. #2	C.T. #3	C.T. #4	C.T. #5	C.T. #6
INCOME IN 1979									
Number of Households	20,800	11,400	2,513	255	1,000	720	60	330	-
House Income	\$19,641	\$14,513	\$12,203	\$ 8,676	\$12,462	\$12,462	\$9,217	\$6,900	-
Number of Families	21,723	7,007	1,150	30	493	360	50	100	-
House Income	\$22,127	\$19,620	\$19,000	\$12,106	\$16,620	\$19,100	\$9,927	\$11,300	-
Female householder, no husband present	\$12,260	\$11,700	\$ 5,917	\$ 2,240	\$ 9,170	\$ 7,912	\$ 2,000	\$ 4,000	-
Per Capita Income	\$ 7,167	\$ 6,000	\$14,212	\$ 2,602	\$ 6,432	\$ 6,000	\$ 2,910	\$ 4,283	-
INCOME IN 1979 BELOW POVERTY LEVEL									
Families	1,853	650	195	-	63	50	23	21	-
% below poverty level	7.1	9.3	17.0	-	12.0	10.0	20.0	26.2	-
Persons for whom poverty status is determined	7,772	2,500	1,015	91	404	344	66	270	-
% below poverty level	9.7	13.0	25.0	20.0	10.2	10.0	26.4	34.0	-

RACE AND ETHNIC ORIGIN

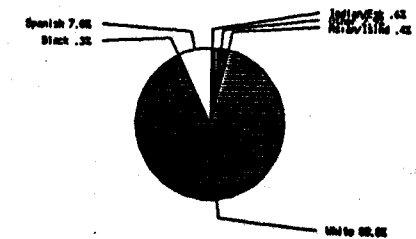
	Mesa County	Grand Junction	Southwest Area	Census Tract #1	C.T. #2	C.T. #3	C.T. #4	C.T. #5	C.T. #6
RACE									
Total Persons	81,530	20,144	5,101	453	2,235	1,464	263	766	-
White	72,267	24,020	2,620	220	1,027	1,213	100	186	-
Black	214	127	62	2	20	13	1	2	-
Am. Indian, Eskimo & Aleut	478	160	81	6	27	11	4	10	-
Asian & Pacific Islander	340	101	60	5	26	19	-	1	-
Other	2,692	946	278	6	64	64	43	95	-
Spanish Origin	5,742	2,876	1,055	94	200	160	113	496	-



Southwest Area Population Make-up - 1980



Grand Junction Population Make-up - 1980



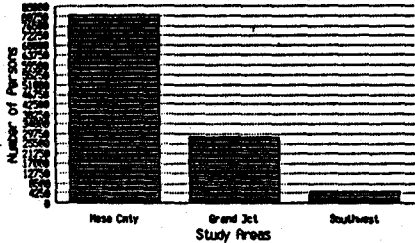
Mesa County Population Make-up - 1980

# Population/Demographics

(Note: The following information is from the 1980 Census of Population and Housing. Census Tracts issued June 1983. The Southwest Area includes Census Tract 1, 2, 3 and parts of 8, 9 and 14). Detailed charts are included as a part of the profile due to the wide diversity of the Area.

In 1980, the Southwest Area contained 5,181 people according to the Census. This was 18.4% of the Grand Junction population, making it the third most populated study area of the City.

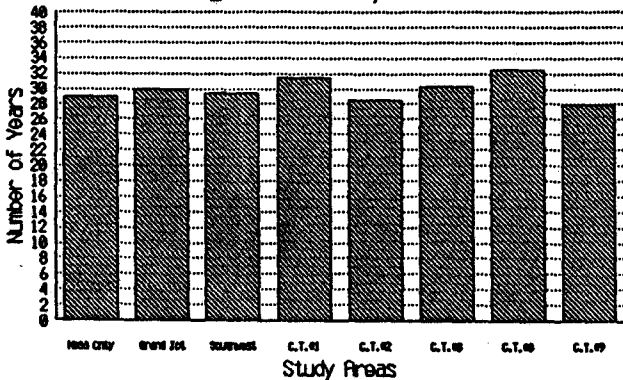
Population by Study Areas



## Age

The Southwest Area median age of 29.4 is only one-half year younger than the average age for Grand Junction. However, the various census tracts for the Area contain some of the highest and lowest averages in the City. For example, the median male age in census tract 9 is just under 28 which, other than the Mesa College area, is the youngest in the City. The median female age is Census Tract 8 is by far the highest median age at just under 38. A further unusual characteristic of

Median Age of Study Areas - 1980



census tract 8 is that a high percentage of population is children under 5 years of age and adults 65 to 74 years.

## Sex

The Area more nearly reflects the male/female split in the County than City. Census tract 1 was almost 65% male, reflecting the high number of single males living downtown in multi-unit dwellings. Census Tract 3 had 6% more females than males, primarily because the area has high percentage of widowed females.

## Marital Status

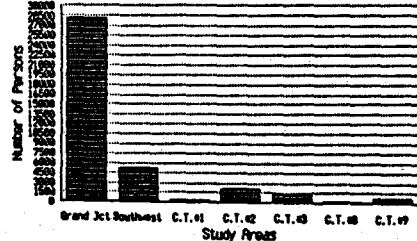
The percentage of married people in the Area is much lower than for either the City or County. For example, in census tract 1 the percentage of married males is 1/3 that of the City and less than 1/2 that of the County while the number of

divorced men in census tract 1 is almost 3 times higher than either the City or County. The percentages of widowed females in census tract 3 is almost double that of the County and almost 12 times higher than the number of widowed males in census tract 3.

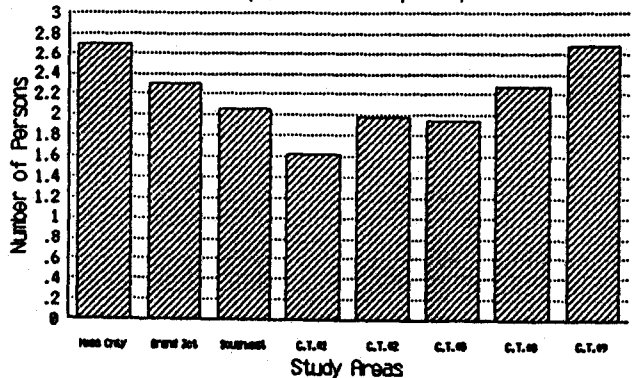
## Families

There were 1,148 families in the area in 1980. While the average family size at 2.89 persons was about the same as the City at 2.94 and smaller than the County at 3.16, the Area had the top 3 family size census tracts in the City in 1, 8 and 9 as well as the smallest family size in census tract 3.

Total Persons by Study Area



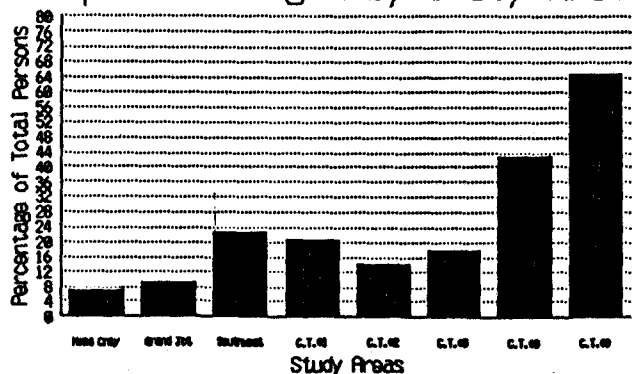
Persons per Household by Study Areas



## Minorities

Racial minorities and persons of Spanish origin were a combined 30% of the Area population in comparison to 15% for the City and 11% for the County. The greatest number and percentage of minorities were in census tract 8 and 9.

Spanish Origin by Study Area



## Schools

Public schools in the Area are East Jr. High, Columbine Elementary, R-5 (formerly Lowell Elementary) used as an alternative high school and Emerson School used as a pupil/personnel service center. The combined school student capacity is 1,275. Private schools consists of Holy Family (south) and Lutheran Church and School of Messiah. For further information refer to "Educational Institutions", Chapter 14 of the Comprehensive Plan.

## Human Service Agencies

There are more than half of Mesa County's human services agencies (26 of 48) located in the Area. They provide a wide variety of services and employment opportunities for City residents. "Human Resource Services" Chapter 16 of the Comprehensive Plan has additional information.

## Housing

The Southwest Area includes many of Grand Junction's first homes, with over 60% of the Area's homes being built before 1940. Housing value in the Southwest Area at \$42,750 in 1980 was overall 14% less expensive than the City and 24% less than the County.

Of all housing units, less than 34% were owner occupied in the area while almost 57% were renter occupied. Surprisingly, even though the median contract rent for the Southwest Area was low (\$175) compared to either the City (\$217) or County (\$225), the Area's vacancy rates were considerably higher. The age, style, condition and location of the housing in the Area was undoubtable a factor. For example, many rental units in the Area lack complete plumbing for the renters exclusive use, while virtually all rental units outside the Area provide this amenity.

Single family houses account for 53% of the 2,766 total area living units, which is a lower percentage than the City's (58%) and considerably less than the County's figure (68%).

The most notable new housing is Ratekin Tower. It is a modern 107 unit apartment building located at 875 Main. The Tower was completed in June 1983 by the Grand Junction Housing Authority for persons of limited finances, 62 years of age or older, or that are handicapped or disabled. The Tower provides more physical security than most residents have ever had. Nearby services include health food grocery next door, Mesa Memorial Hospital is within walking distance, meals are provided by Gray Gourmet, prescriptions are brought in and a nearby church provides twice a week transportation to a full service grocery store.

## Recent & Proposed Changes

Examples of recent and proposed development/changes in the Southwest Planning Area include the following:

### Main Street

Two new restaurants - Eugene's and the Grand River Yacht Club - have opened downtown in Fall 1983.

A renovation of the Latimer House at 1003 Main is in progress. The residence was built in approximately 1902. The building is located in the "Residential/Officer Conversion Corridor". New uses will include professional offices.

### West Gunnison

Colorado Clarklift, an office and adjoining shop, opened at 632 West Gunnison in the Summer of 1983.

Gene Taylor has begun expanding the warehouse located on the southwest corner of West Gunnison Avenue and Peach Street into a complete sporting goods center. The rezone and final plan received City Council approval during this past summer. Completion of the remodeling and addition are scheduled for the Summer of 1984.

### Grand Avenue

The Jerry Otero Office Building at 850 Grand Avenue involves the conversion of a residence into professional office space. The existing residential character of the building is to be maintained. This item was approved by City Council in the Spring of 1983.

### Seventh Street

The property owners within the 300-700 blocks of North 7th Street have requested nomination as an Historic District to the National Register of Historic Places. The National Register is the Federal Government's official list of historical properties worthy of preservation. The petition was reviewed by the State Board in October 1983. It received a recommendation of approval and has been referred to the National board for a final decision. This decision should be forthcoming either during the Winter 1983/1984 or Spring 1984.

### State Office Building

The Colorado State Office Building, located at 6th and Ute is a four story, 50,000 square foot structure that will house 16 state agencies and approximately 230 people. The building is scheduled to open in February 1984 as the first major project of this type by the State outside of the Denver area.

The building aesthetically compliments the downtown area with the highest amount of dollars for public art of any state office building in Colorado.



OCCUPANCY AND FINANCIAL CHARACTERISTICS OF HOUSING UNITS

	OCCUPANCY AND FINANCIAL CHARACTERISTICS OF HOUSING UNITS									CHARACTERISTICS OF HOUSING UNITS										
	Mesa County	Grand Junction	Southwest Area	Census Tract #1	C.T. #2	C.T. #3	C.T. #8	C.T. #9	C.T. #14	Year-Round Housing Units	Mesa County	Grand Junction	Southwest Area	Common Tract #1	C.T. #2	C.T. #3	C.T. #8	C.T. #9	C.T. #14	
YEAR-ROUND HOUSING UNITS	32,265	12,492	2,765	264	1,208	846	124	323	-	22,295	12,692	2,765	264	1,208	846	124	323	-	-	
Owner Occupied	21,353	6,661	929	18	408	298	53	152	-	12,901	7,423	1,455	55	582	423	90	216	-	-	
% of occupied housing units	72.0	56.6	33.6	7.7	36.8	39.5	49.5	53.0	-	1,225	594	262	37	120	100	9	-	-	-	
Renter Occupied	8,315	5,105	1,562	215	702	456	54	135	-	1,023	892	500	26	282	84	-	16	-	-	
Vacancy Status										5 to 9	500	592	261	30	212	77	-	-	-	
Vacant housing units	2,597	926	274	31	98	92	17	36	-	10 to 49	2,199	1,925	486	129	123	124	-	-	-	
% of year-round units	8.0	7.2	9.9	11.7	8.1	10.9	13.7	11.1	-	50 or more	437	379	61	-	56	3	-	-	-	
Median value for specified owner-occupied housing unit	\$56,700	\$49,700	\$42,750	\$50,000	\$47,700	\$43,700	\$34,000	\$29,400	-	Mobile home or trailer, etc.	2,005	807	-	-	-	-	-	-	-	
Median contract rent for specified renter-occupied housing units	\$ 225	\$ 217	\$ 175	\$ 119	\$ 194	\$ 184	\$ 152	\$ 144	-	YEAR STRUCTURE BUILT										
										1970 to March 1980	3,265	721	16	7	9	-	-	-	-	
										1971 to 1979	7,170	2,150	112	-	69	43	-	-	-	
										1970 to 1979	3,994	1,300	146	-	44	46	-	18	-	
										1980 to 1989	4,130	1,345	95	-	82	24	-	9	-	
										1990 to 1999	5,212	2,046	241	16	99	119	-	15	-	
										1940 to 1949	2,324	1,003	400	300	140	10	22	8	-	
										1950 or earlier	3,470	2,415	1,327	306	995	340	91	287	-	

# Special Interest

## North Avenue

North Avenue is a commercial strip that has developed into a major shopping area in Grand Junction. The portion between 1st and 12th Streets contains a wide diversity of businesses.

The entire strip is facing declining revenues yet some growth is occurring.

As North Avenue continues to grow, so does competition with other retail areas in the valley. The North Avenue Association is proposing a special district to help increase the attractiveness of the North Avenue commercial strip for both the customer and business owner. It is still in the preliminary planning stages.

## Riverside Area

The area known as "Riverside" is bounded by the Colorado River to the west, the Denver and Rio Grande Railroad on the east, Highway 340 to the north and Hale and Lila Avenues to the south.

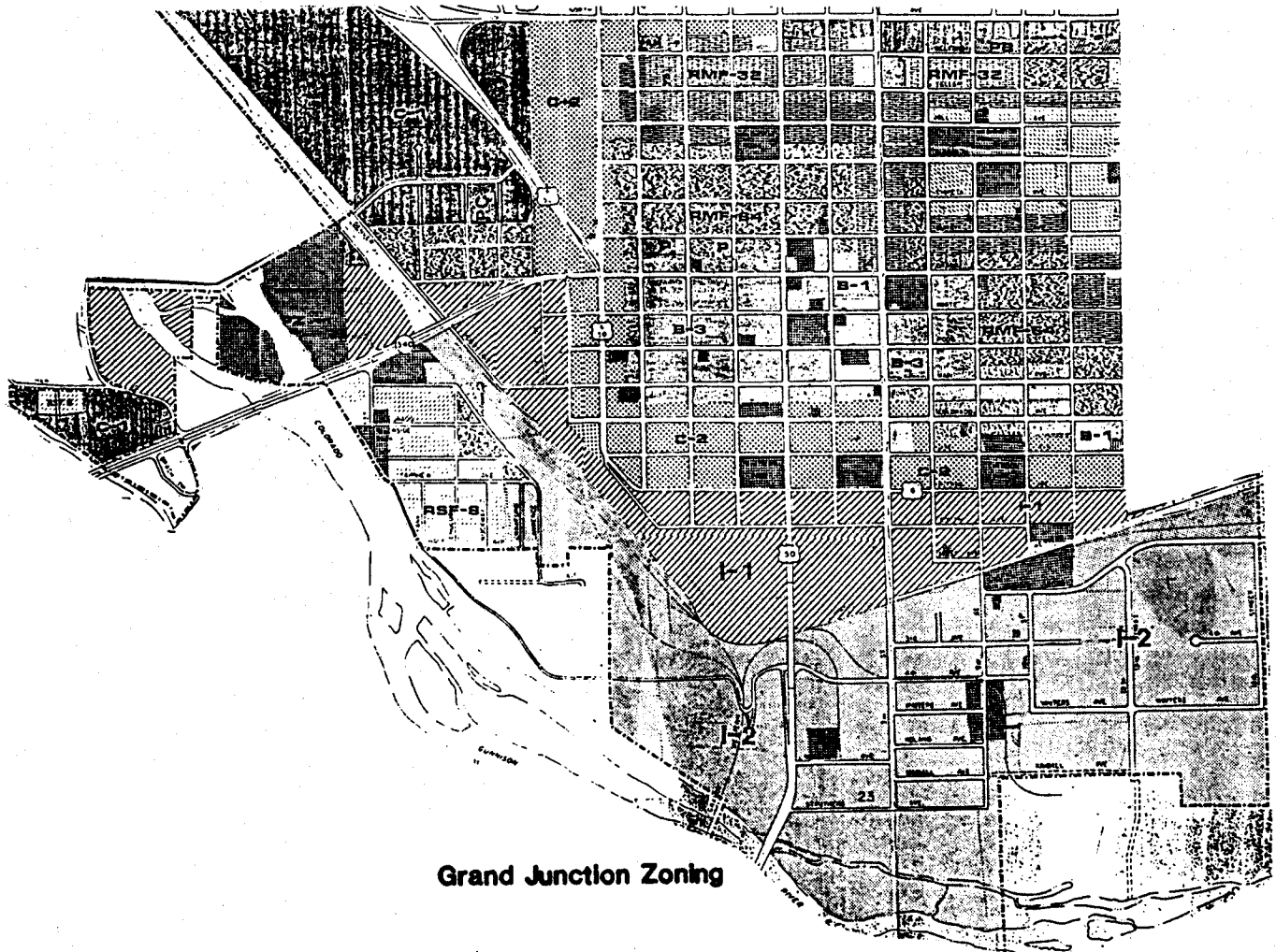
Zoning is predominantly RSP-8. This allows single family residences at eight units to the acre. Other zoning includes RMP-64 (Residential Multi-Family - 64 units to the acre) and I-2 (Heavy Industrial).

Riverside Park, classified as a vest-pocket park, provides playground area of approximately 1.5 acres. Riverside School, located at 552 Main Street ceased operations in 1982; however, the outside playground/basketball hoops remain in use by local residents.

The majority of the area is located within the designated 100 year floodplain of the Colorado River. Fringe areas along the railroad are also included in the 500 year designated floodplain.

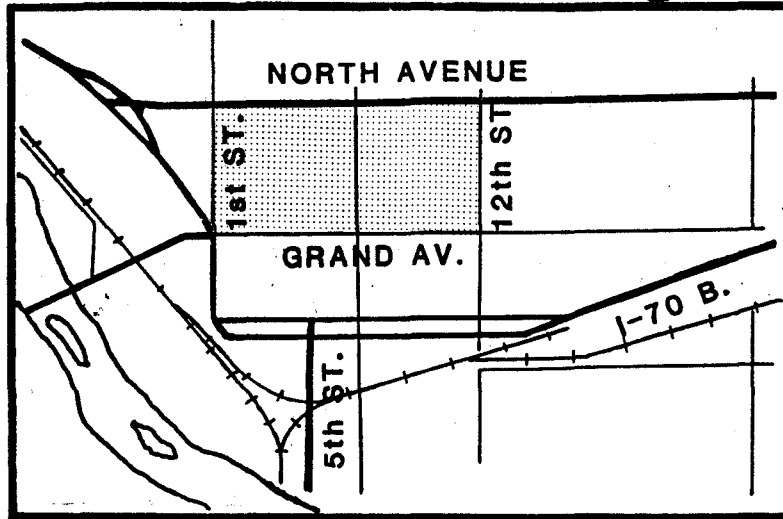
## Issues

1. The continued development of the downtown area is critical to the Area's vitality.
2. Traffic circulation in the Southwest Area is congested and may hinder both development and redevelopment.
3. Curb cuts along North, Pitkin and Ute Avenues should be minimized and beautification programs intensified.
4. Continue the housing and commercial rehabilitation programs in the Area.
5. The industrial zones may be expanded to the east.
6. The Area parks and their facilities should be maintained at a high level.
7. The Museum of Western Colorado should continue to be located in the downtown Grand Junction Area.



Grand Junction Zoning

# DOWNTOWN RESIDENTIAL NEIGHBORHOOD GUIDELINES



## GENERAL DESCRIPTION

The downtown residential neighborhood being considered is bounded by 1st Street, North Avenue, 12th Street and Grand Avenue. It is one of the older sections of town with a mix of single family and multi-family uses. Most multi-family units are within older homes. However, there are several apartment complexes such as the Aladdin and Arabian Apartments. Business/commercial uses exist along the boundary corridors.

## BACKGROUND AND HISTORY

The Downtown Residential Neighborhood was part of the original platted town bounded by North Avenue, South Avenue, 1st Street and 12th Street. Gunnison Avenue was named for an early explorer, and Ouray and Chipeta Avenues were named for the Ute Indian Chief and his wife. Early commercial and residential development began from this grid system.

## EXISTING ZONING AND USES

Much of the area west of 7th Street is zoned residential multi-family, 32 units per acre (RMF-32), and residential multi-family, 64 units per acre (RMF-64). The area east of 7th Street is a mix of RMF-32, RMF-

64, and residential single family, 8 units per acre (RSF-8). RSF-8 zoning allows only one dwelling unit per parcel of land. It does, however, allow for a sub-unit within the principal structure through a Special Use permit if the main house is owner-occupied and the single family appearance of the home is retained.

Multi-family zones allow for more than one structure per parcel, provided the density is not exceeded, setbacks are met, maximum lot coverage is not exceeded, and parking and landscaping requirements are accommodated. RMF-32 zoning limits each structure to four dwelling units. RMF-64 zoning has no such restriction, but again, development is limited by the other requirements of the zone. The multi-family zones, through Special and Conditional Use Permits, allow a few more community and human care/treatment facilities than the single family zone. Otherwise, these areas are also restricted to residential uses.



The 7th Street Historic District extends from Grand to Hill Avenues and is zoned planned residential, 8 units per acre (PR-8). This zoning retains the low density and protects the historic character of the corridor.

The various publicly owned lands and facilities are zoned Public Zone (PZ). The purpose of PZ is to provide identification of public ownership, uses, and facilities in order to protect public investment and interest. Most uses in this zone must be reviewed through the Special or Conditional Use process, except those uses allowed in residential zones.

The 1st Street and North Avenue corridors contain commercial zoning and uses. Grand Avenue and 12th Street are a mix of business and residential zoning. For the most part, business and commercial uses are confined to these corridors, with the exception of the Credit Union and professional offices in the 400 and 500 blocks of Ouray. These two uses were approved as Conditional Uses in R-3 zoning under the old Zoning and Development Code.

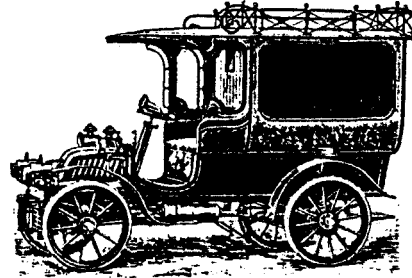
#### **CORRIDOR GUIDELINES**

The City has adopted corridor guidelines for 1st, 7th and 12th Streets and North Avenue. A separate corridor guideline for Grand Avenue will be developed in the future.

The 1st Street Guideline encourages redevelopment of the business and commercial uses along the corridor. Offices are encouraged between 1st and

2nd Streets to act as a buffer between the commercial and residential uses.

The 7th Street Guideline endorses the PR-8 zoning to protect the existing historical character and single family uses of the corridor.



The 12th Street Guideline recognizes that section of 12th Street north of Gunnison as being in a transitional phase. It discourages non-residential development encroaching into the existing residential neighborhoods. Existing north/south alleyways (or approximate lines where alleys would exist) should serve as a buffer between the residential areas and any non-residential development fronting on 12th Street. The corridor south of Gunnison Avenue is primarily residential in use and zoning. Encroachment into this area by business uses is discouraged.

The North Avenue Guideline suggests commercial zoning and uses along the corridor are appropriate. The existing residential uses abutting the corridor should be respected and protected. Office and multi-family residential uses may be appropriate on the north side of Belford to buffer the existing single family residential uses from commercial development.

## ISSUES

Potential development conflicts in this neighborhood were brought to light in March of 1987 when the Teacher's Credit Union requested a rezone to expand their parking lot to Chipeta Avenue. The request was denied by City Council based on neighborhood opposition. The Council asked that a neighborhood plan be developed to assist in the decision-making process. In addition, a request in December of 1987 to rezone properties involved in a land swap between Mesa County and the Credit Union was tabled by the Planning Commission pending the implementation of a neighborhood plan.



## NEIGHBORHOOD GUIDELINES

Listed below are the revised Downtown Residential Neighborhood Guidelines as adopted by the City Council on July 6, 1988. Note the change in the guidelines concerning the Credit Union and Older American Center.

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Business/commercial uses should be confined to the major corridors--1st Street, North Avenue, 12th Street and Grand Avenue, as per the Corridor Guidelines.

Encroachment of non-residential uses into existing residential areas is discouraged.

The downtown residential neighborhood is recognized for its historic significance.

Renovation of existing older single family structures as housing is encouraged.

The residential neighborhood, bounded by Ouray Avenue, 2nd Street, Belford Avenue and 12th Street needs to develop a strong sense of community through continuity within sub-neighborhoods.

The neighborhood is encouraged to develop a unique identity through landscaping, streetscaping and architectural design.

Renovation of structures for professional offices is encouraged in the transitional/buffer areas between business/commercial and residential uses.

The renovation of existing structures is encouraged for multi-family use, rather than building new structures that may not fit in with the character of the neighborhood.

The 500 block of the north side of Ouray and the south side of Chipeta is recognized as a unique area with an existing business. Further encroachment of new business/commercial uses into this block is discouraged; expansion of the existing Credit Union facilities to the north of the alley is discouraged.

As a community facility, the Older American Center is a recognized asset to the downtown area. Expansion of the Center, compatible with the area, is encouraged to enhance further renovation of the residential neighborhood and to support downtown facilities.



# development summary



File # 17-88 Name Downtown Residential Neighborhood Guidelines Date 6/9/88

**PROJECT LOCATION:** 1st to 12th Streets and Grand to North Avenues

**PROJECT DESCRIPTION:** Potential development conflicts in this neighborhood were brought to light in March of 1987 when the Teacher's Credit Union requested a rezone to expand their parking lot to Chipeta Avenue. The request was denied by City Council based on neighborhood opposition. The Council asked that a neighborhood plan be developed to assist in the decision-making process. In addition, a request in December 1987 to rezone properties involved in a land swap between Mesa County and the Credit Union was tabled by the Planning Commission pending the outcome of a neighborhood plan.

## REVIEW SUMMARY (Major Concerns)

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

\* See explanation below

These guidelines are intended to be informational in nature and represent a preference for future land use and development as expressed by a majority of the residents of the neighborhood. The guidelines represent only one of the factors to be considered in the decision-making process. Planning Commission and Council shall determine the applicability of any policy or guideline to any specific development application.

## STATUS & RECOMMENDATIONS:

Guideline Summary - The guidelines encourage business uses be restricted to 1st Street, 12th Street, North Avenue, and Grand Avenue as expressed in the adopted corridor guidelines for those streets. Further encroachment of new business uses, or expansion of existing business uses is discouraged. Renovation of existing structures is encouraged. Office uses in renovated residential structures may be appropriate in some areas as buffers between commercial and residential uses.

### Planning Commission Action

Recommended approval as written.

*CIC - 7/6/88 - Recommended approval with the amended # 9 & 10*