



Revised 5/4/89

## GRAND AVENUE CORRIDOR GUIDELINE

### Grand Avenue Status

According to the Functional Urban Classification System, Grand Avenue is classified as both an arterial and as a collector.

This means:

- As a minor arterial (from 1st Street to 12th Street), 77 feet of ROW is required.
- As a collector (from 12th Street to 28 Road), 60 feet of ROW is required.
- It serves as a major east/west traffic route.
- It serves as a transitional corridor between business and commercial uses to the south and residential uses to the north.

For this corridor guideline, Grand Avenue is split into two sections:

1. 1st Street east to 12th Street--area of transition with residential and business uses;
2. 12th Street east to 28 Road--primarily residential.

### General Guidelines

Along Grand Avenue, regardless of the type or scale of development, all projects should comply with the following criteria:

1. Every proposal requesting a change of use which requires a zone change should be done as a planned development (PD).
2. Non-residential development should not adversely affect existing nearby residential neighborhoods through increases in traffic, on-street parking, lighting, noise, etc.
3. Curb cuts and access points for new development should be limited and consolidated by using shared access.
4. Alleyway usage for access to private parking lots is discouraged.
5. Developers are encouraged to facilitate neighborhood discussion throughout the development process.
6. Landscaping and architectural design should retain the residential character of the corridor.
7. Other intersecting corridor guidelines may also be applicable and should be considered in the review of new development.

## **1st Street to 12th Street**

This section serves as the northern boundary of the downtown area and as a major entry into the downtown area from Highway 6 & 50 and the Redlands. Much of this section of the corridor is in transition from residential uses to light business uses.

- Renovation of existing historic structures is encouraged to maintain the unique character of the corridor.
- Uses should complement the downtown area and existing public facilities, including the library and the senior center.

### 1st to 7th

- Grand Avenue from 1st Street to the north/south alley between 6th and 7th Streets is within the Downtown Development Authority's (DDA) Downtown Planned Development Area. The north side of this segment and the south side, between 1st and 3rd Streets, are within the Office/Residential Transition District, with the remainder of the south side being in the Central Business District.

- The existing zoning between 1st and 6th is Business and Commercial. This zoning allows a wide variety of office, service, and retail uses. Office uses currently predominate and most are new office structures as opposed to residential conversions. Although zoning would allow for retail, office infill would be most appropriate. The 100 block is the most appropriate for retail uses.

- The 600 block of Grand is zoned for office except for the northwest corner which is in the Seventh Street Historical District. Office conversions that are sensitive to the character of the historical corridor may be appropriate.

### 7th to 12th

- Grand Avenue from 7th to 12th Street is within the DDA's Residential/Office Conversion Corridor. The existing zoning is a mix of Multi-family Residential, Business and Planned Business.

- The 700 block of Grand is a mix of residential zoning. Lowell School to the south and the church on the northeast corner take up the majority of land area. Multi-family and office conversions may be appropriate for the remainder of the block.

- The 800 block of Grand contains a mixture of residential and business zoning. Office conversions have already occurred on the majority of the block and are appropriate.

- The 900 block of Grand is zoned Multi-family, with uses on the south side being primarily single family. Mesa Developmental Services is located to the north. This block seems to be the transitional zone between the business area to the west and the

residential area to the east. Housing, offices, or service uses supportive of Mesa Developmental Services may be appropriate on the south half of the block.

- The 1000 and 1100 blocks of Grand are zoned Multi-family Residential, but the predominant use is single family. Low-volume office conversions may be appropriate in the 1000 block, retaining the residential character. The existing residential uses of the 1100 block should be protected and retained.

- The south side of Duray from 1st Street to 7th Street is a mix of Residential, Business and Public Facility uses and zoning. Low-volume office conversions may be appropriate from 1st to 6th Street. The residential character of Duray from 6th Street to 12th Street should be protected.

#### **12th Street to 28 Road**

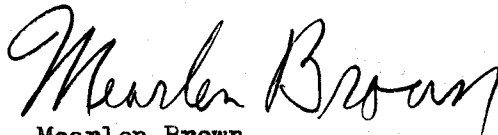
Most of this section is residential in character and is zoned as such. The residential uses should be protected and retained.

Comments in regard to Grand Junction Planning Commission  
item #17-89, Grand Avenue Corridor Guideline.

We own the property at 1410 Grand Avenue and have lived there since 1976. At the time we moved to this property there was a sign on the I-70 business highway to indicate the Grand Avenue turn off, and adjacent to the sign was another sign to indicate that large trucks were banned from Grand Avenue. The truck ban sign has disappeared. Has this ordinance or law also disappeared, or if it does exist, is it no longer enforced?

At the time we acquired this property, it was our understanding that the area from 12th street to about 20th street was single family residential. We would like to see it remain that way. The intersection at 14th & Grand Avenue has a certain amount of risk for Lincoln Park school kids living south of Grand Avenue. The traffic light at 12th street starts an east bound flow of traffic and about the time that is clear, the light at 28 road starts another flow west bound. We have observed kids trying to cross during these intervals between traffic movements. So far they have always made it across. The traffic light at 28 Road & Grand Avenue is timed wrong. There are times traffic builds up on Grand extending back for a block or more waiting to get on 28 Road. When the light does change the cycle is so short that only a few vehicles get through on the cycle. Drivers have been observed going through the red light to get on 28 road when there is no traffic on 28 road. Could this situation be changed?

Sincerely,



Mearlen Brown  
1410 Grand Avenue  
Grand Junction, CO. 81501

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

APR 27 1989



## GRAND AVENUE CORRIDOR CHARACTERISTICS

### 1st to 6th

Zoned Business and Commercial - Zoning will allow a wide variety of office, service, and retail uses. Office uses predominate and most are new office structures as opposed to residential conversions. Although zoning would allow retail, office infill would be most appropriate. The 100 block could be more retail in character.

### 6th to 7th

This block is zoned for office except for the northwest corner which is in the 7th Street Historical District. Office conversions would likely be most appropriate to avoid impacting the historical corridor. The major question is the future use of the house on the northwest corner of 7th Street.

### 7th to 8th

This block is a mix of residential zoning. Lowell School and the church take up the majority of the land area. The block does not have much of a residential character, and multifamily or office uses would seem appropriate.

### 8th to 9th

The majority of the block has already seen conversions to office uses. It would make sense to continue this trend.

### 9th to 10th

South side of this block is zoned multifamily, but most existing uses are single family. Mesa Developmental Services is on the north. This block seems to be the transition point between the more purely business area to the west and the residential to the east. Housing, office, or service uses supportive of Mesa Developmental Services may be appropriate on the south half of the block.

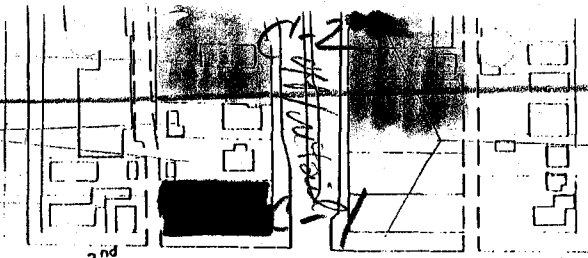
### 10th to 12th

These blocks are zoned multifamily residential but predominately single family residences in good condition. Both blocks should stay residential in character, although some office conversion may fit in, especially in the 1000 block.

convenience store

vacant lot

1 floor office bldg newer



Historical photos bldg

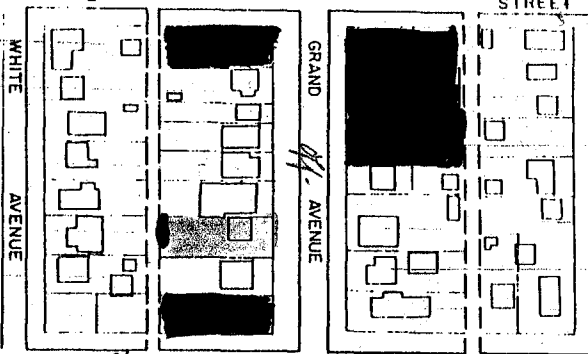
Parking

Ins Office 1 floor

House  
House  
Vacant lot

Rexall Drug

Single Family  
Office Building 1st fl



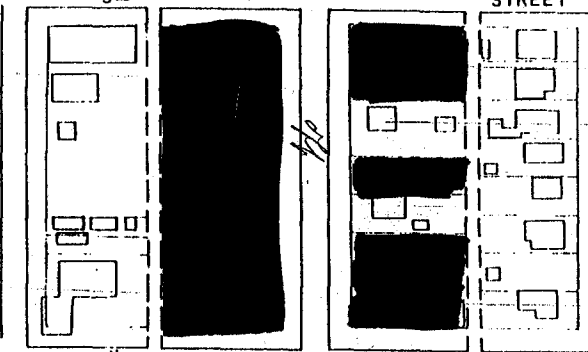
High Rise

Pkgg

House rough  
House Remodeled Office  
House Remodeled Office

Catholic Church

Central Bank Driveups



Post Office

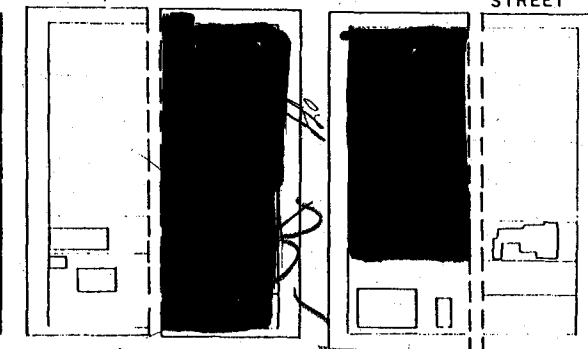
2 story gray house (rough)

Office 2 story S.B. Harris  
House remodel office

Chamber

Central Bank

2nd drug store now karate  
Garrett Taylor (Carpets)



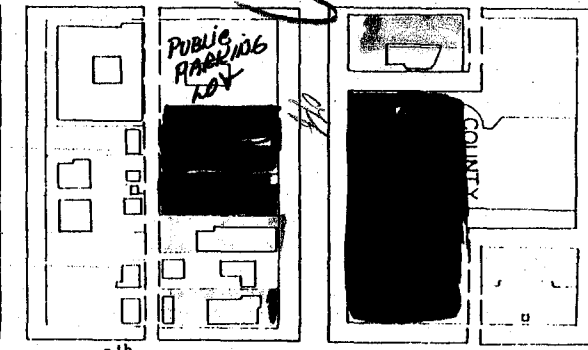
Assembly of God

Admin bldg

Parking

Office Bldg

Grand Cleaners  
Single Family  
Duplex



Car Station

Office Bldg

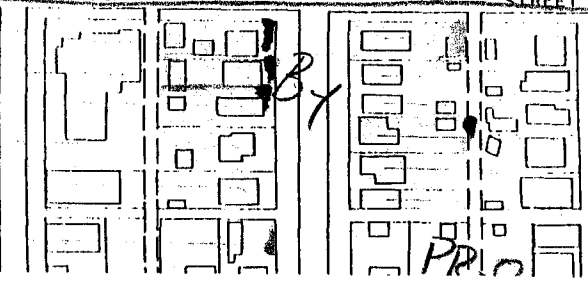
wise duplex on back

units small Rose  
duplex Faith

Studio 119

Parking

Rooming house



SF multiple meters

SF

SF

4 plex

Office with Apt

Office Scott County

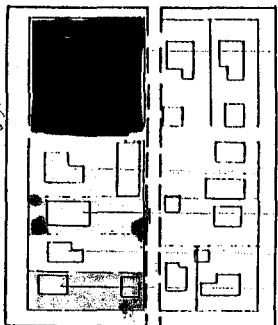
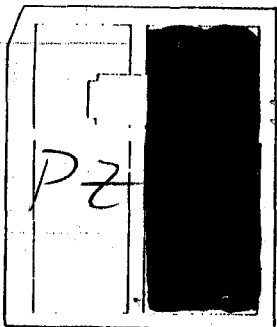
Historical Dist.



7th STREET

STREET

R-5



Church

House Beauty Salon

4 plex new

House

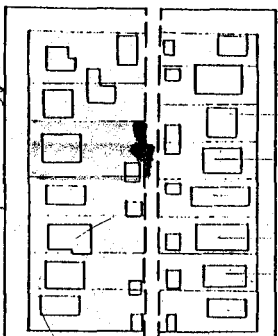
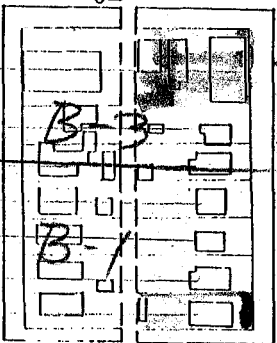
4 plex

Parking

8th STREET

STREET

Kendall Elec office supply



Allan Hunt new

House / office

House rough 6 units

DAY HOUSE Remodel for vacant

OFFICE Red Carpet remodel

Law office remodel also

OFFICE further off vac remodel

House

House

Boy Scouts

Real Agency

Realtor

Inn

9th STREET

STREET

Salvation Army

Single family rental

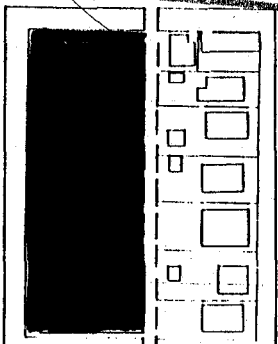
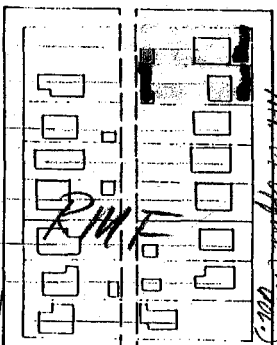
Single family rental

Single family rental

Single family rental

Single family

Single family



Parking

House Day Serv

10th STREET

STREET

Single family cond good

Single family cond good

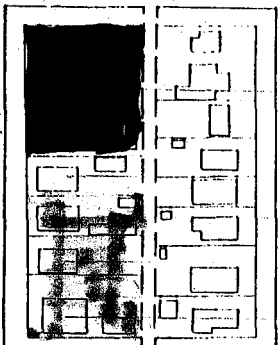
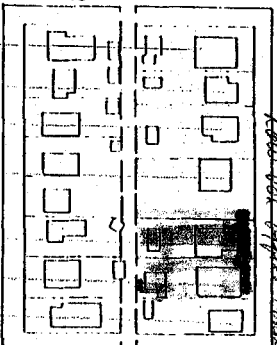
Single family cond good

SF/Office Ins

House/Apts rough

House/Apts Suits rough

Single family good



Church

Parking

House Apts

House Apts

House Apts

11th STREET

STREET

Single family good

Single family good

Single family good

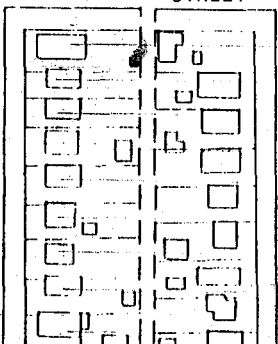
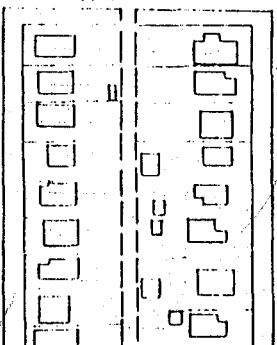
SF average

SF good

SF good

SF good

SF average



Duplex

SF good

SF good

2 story good

vacant lot

SF good rental

SF good/ave

SF good rental

SF good rental

12th STREET

STREET

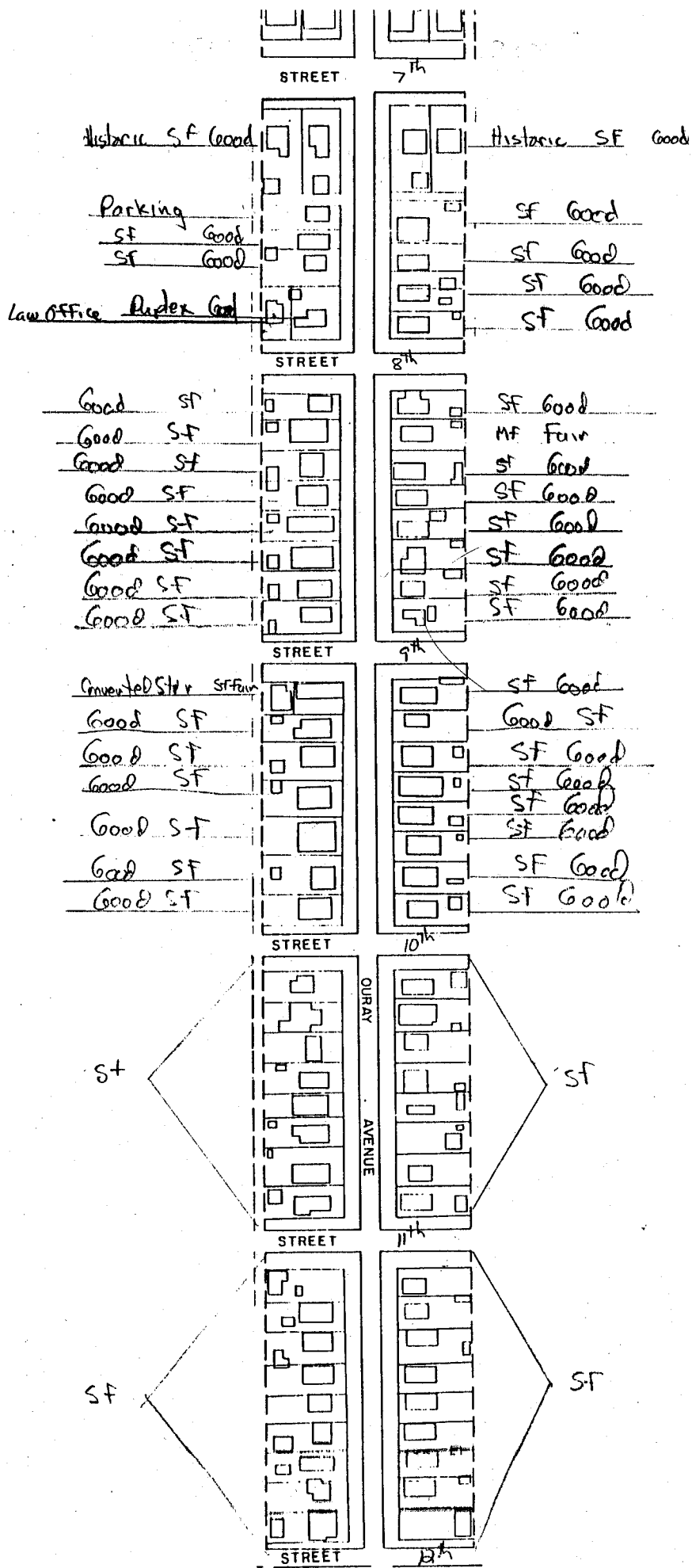
S.F. Good

office/res. conversion

other

M.F.

OTHER OFFICE INSTITUTIONAL



SF Duplex  
 SF 1  
 SF 2

B  
 S Good  
 MF Good  
 MF Good

STREET 2nd

PK

Vacant

OURAY AVENUE

2 SF Fair  
 MF Fair  
 2 SF Fair  
 SF Good  
 SF Good  
 SF Good  
 SF Fair  
 SF Good

STREET 3rd

SF Fair  
 SF Fair  
 SF Fair  
 SF Fair  
 PK  
 PK  
 Park

Cube Museum - Curator's office  
 parking - PK  
 Cube Museum  
 PK  
 PK  
 Park

SF Good  
 SF Good  
 SF Good  
 SF Fair  
 SF Fair  
 SF Fair  
 MF Fair  
 SF Fair

STREET 4th

PK

Church

day care - SF structure

PK

MF Good  
 MF Good  
 MF Fair  
 SF Fair  
 House to be removed  
 Law Office  
 2 SF Good

STREET 5th

Parking

Library

Office Dddy

SF Fair  
 SF Fair  
 Parking  
 Teacher's Credit Union  
 PK  
 OAC

STREET 6th

MF Fair  
 SF Good  
 SF Good  
 SF Good  
 SF Good

Historic SF Good

MF Good  
 SF Good  
 MF Fair  
 MF Fair  
 SF Good

Historic SF Good