

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4568

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF GRAND JUNCTION TO AMEND THE GRAND VALLEY CIRCULATION PLAN FOR THE AREA LOCATED GENERALLY NORTH OF I-70 BUSINESS LOOP BETWEEN 28 AND 28 1/4 ROADS

Recitals:

A request for a Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the area generally located north of the I-70 Business Loop between 28 and 28 1/4 Road, be amended as identified on Exhibit A to include Gunnison Avenue and a rerouted Grand Avenue as a Proposed Major Collector along with an Unclassified new street that will connect Gunnison Avenue with Grand Avenue to improve future capacity, connectivity and circulation.

In a public hearing, the City Council reviewed the request for the proposed Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan and determined that it satisfied the criteria as set forth and established in Section 21.02.130 (c) (2) of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GRAND VALLEY CIRCULATION PLAN BE AMENDED AS IDENTIFIED ON EXHIBIT A.

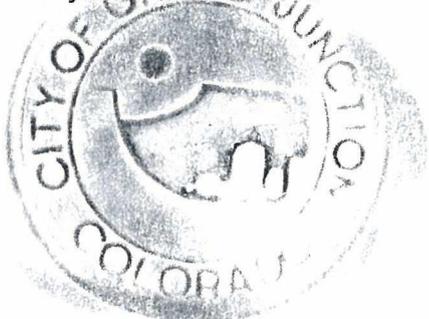
**INTRODUCED** on first reading the 6<sup>th</sup> day of February, 2013, and ordered published in pamphlet form.

**ADOPTED** on second reading the 20<sup>th</sup> day of February, 2013, and ordered published in pamphlet form.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
President of Council



# Exhibit "A"

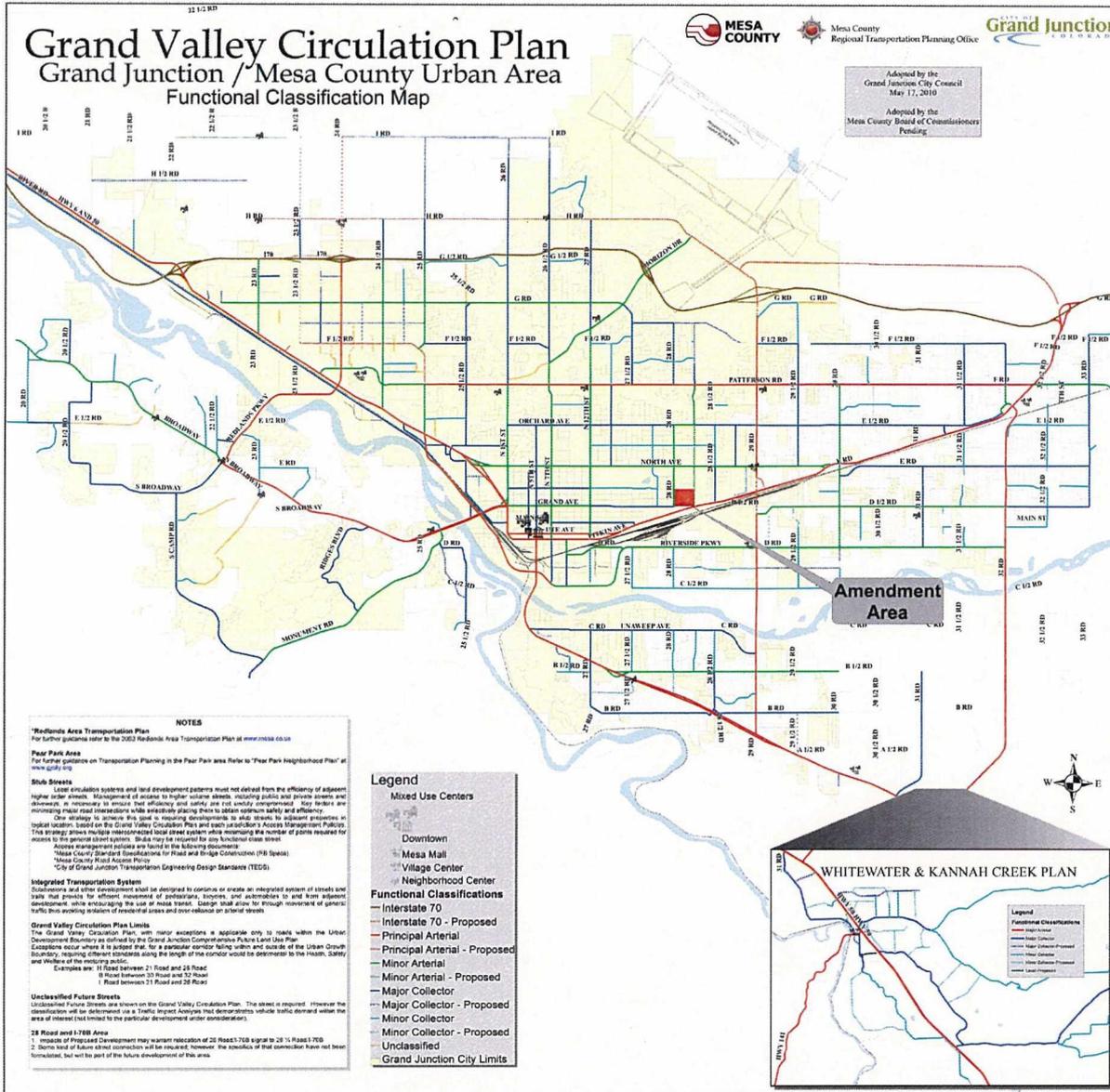
## Grand Valley Circulation Plan Grand Junction / Mesa County Urban Area Functional Classification Map



Mesa County  
Regional Transportation Planning Office



Adopted by the  
Grand Junction City Council  
May 17, 2010  
Adopted by the  
Mesa County Board of Commissioners  
Pending



**NOTES**

**Redlands Area Transportation Plan**  
For further guidance refer to the 2003 Redlands Area Transportation Plan at [www.mesa.co.us](http://www.mesa.co.us)

**Pair Park Area**  
For further guidance on Transportation Planning in the Pair Park area refer to "Pair Park Neighborhood Plan" at [www.gjcity.org](http://www.gjcity.org)

**Shuttle Streets**  
Local circulation systems and land development patterns must not detract from the efficiency of adjacent higher order streets. Management of routes to higher volume streets, including public and private streets and driveways, is necessary to ensure that efficiency and safety are not unduly compromised. Key factors are minimizing major road intersections while providing adequate access to local streets and ensuring that local streets are designed to provide safe and efficient access to higher order streets. One strategy to achieve this goal is requiring developments to shut streets to adjacent properties in strategic locations. Shut streets are defined in the Grand Valley Circulation Plan and each jurisdiction's Access Management Policy. This strategy allows multiple interconnected local street systems while minimizing the number of points required for access to the arterial system. Shut streets may be used for one-way streets.

Access management policies are found in the following documents:  
Mesa County Standard Specifications for Road and Bridge Construction (SSB) (Spain)  
Mesa County Road Access Policy  
City of Grand Junction Transportation Engineering Design Standards (TEDS)

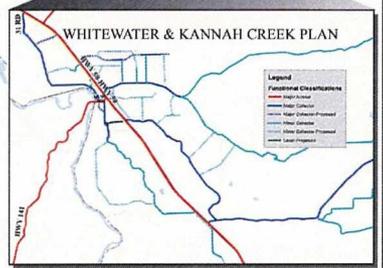
**Integrated Transportation System**  
Subdivisions and other development shall be designed to contain or create an integrated system of streets and trails that provides for efficient movement of pedestrians, bicycles, and automobiles to and from adjacent development, while encouraging the use of mass transit. Design shall allow for through movement of persons to/from their existing projects of residential areas and open-recreation or Grand streets.

**Grand Valley Circulation Plan Limits**  
The Grand Valley Circulation Plan, with minor exceptions as applicable only to roads within the Urban Development Boundary as defined by the Grand Junction Comprehensive Public Use Plan.  
Exclusions occur where it is proposed that a particular corridor being within and outside of the Urban Growth Boundary, requiring different standards along the length of the corridor would be detrimental to the Health, Safety and Welfare of the existing public.  
Examples are: 1) Road between 21 Road and 28 Road  
2) Road between 20 Road and 22 Road  
3) Road between 21 Road and 26 Road

**Unclassified Future Streets**  
Unclassified Future Streets are shown on the Grand Valley Circulation Plan. The street is required. However the classification will be determined via a Traffic Impact Analysis that demonstrates vehicle traffic demand within the area of interest (not limited to the particular development under consideration).

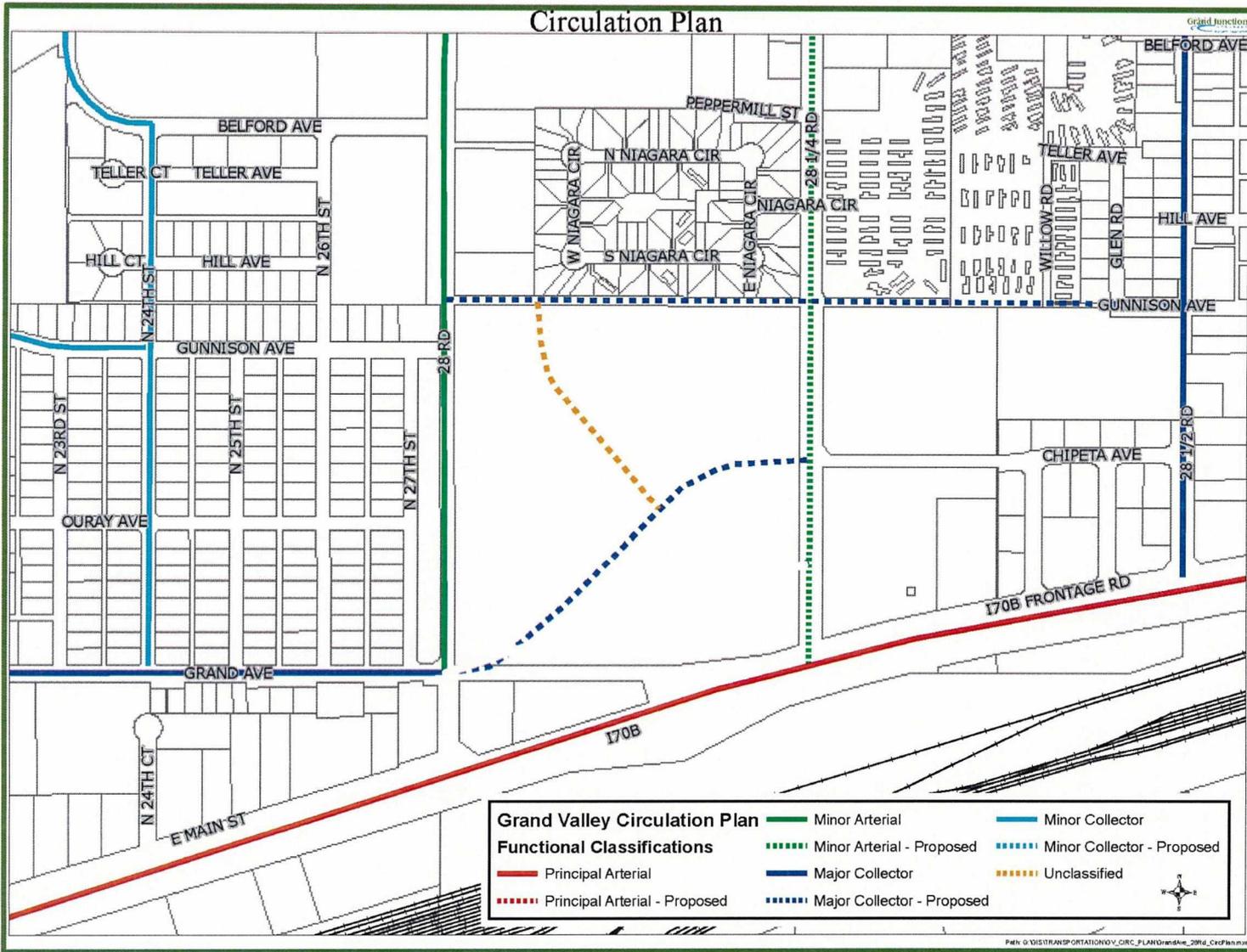
**28 Road and I-70B Area**  
1. Inside of Proposed Development may warrant relocation of 28 Road I-70B signal to 28 Road I-70B.  
2. Some level of future street construction will be required. However, the location of that construction has not been finalized, but will be part of the future development of this area.

- Legend**
- Mixed Use Centers
  - Downtown
  - Mesa Mall
  - Village Center
  - Neighborhood Center
  - Functional Classifications
  - Interstate 70
  - Interstate 70 - Proposed
  - Principal Arterial
  - Principal Arterial - Proposed
  - Minor Arterial
  - Minor Arterial - Proposed
  - Major Collector
  - Major Collector - Proposed
  - Minor Collector
  - Minor Collector - Proposed
  - Unclassified
  - Grand Junction City Limits



# Circulation Plan

Grand Junction



Grand Valley Circulation Plan			
	Minor Arterial		Minor Collector
	Minor Arterial - Proposed		Minor Collector - Proposed
	Principal Arterial		Major Collector
	Principal Arterial - Proposed		Major Collector - Proposed
	Unclassified		

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4568 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of February, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20<sup>th</sup> day of February, 2013, at which Ordinance No. 4568 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22<sup>nd</sup> day of February 2013.

  
Stephanie Tuin, MMC  
City Clerk

Published: February 8, 2013  
Published: February 22, 2012  
Effective: March 24, 2013

