

9



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

April 23, 2002

Mr. Ted Ciavonne
Ciavonne & Associates, Inc.
844 Grand Avenue
Grand Junction, CO 81501

RE: TEDS Exception to Delete Streetlights at Four Pines Subdivision

Dear Ted;

Please find attached the committee's decision on the above request.

You may wish to consider other lighting arrangements to satisfy the concerns of the neighbors and still meet the City standards.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael G. McDill".

Michael G. McDill, P.E.
City Engineer

C: Rick Dorris, Development Engineer



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

DESIGN EXCEPTION #DE09-02

To: Mark Relph, Director of Public Works & Utilities
Thru: Tim Moore, Public Works Manager
Copy to: Rick Dorris, Development Engineer
From: Mike McDill, City Engineer
Date: April 15, 2002
RE: Design Exception Request to Delete Streetlights in the Four Pines Subdivision

DESCRIPTION OF THE SITUATION

The Four Pines Subdivision consists of a 380' long cul-de-sac with ten proposed lots. It is the first significant urban development along F1/2 Road between 26 Road and 26 1/2 Road.

The applicant states that neighbors objected to streetlights at their neighborhood and public meetings. Each round of City comments on this project has included a requirement for streetlights.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Streetlights have long been established as worthwhile safety feature in urban residential areas. As the population in this area becomes denser, the need for more lighting of the public way will also increase. Lack of lighting to the community standard creates a public liability for any injuries or accidents that might have been prevented by the prescribed lighting. Public lighting also deters crime that might otherwise accompany density growth.

2. Have other alternatives been considered that would meet the standard?

Meeting the standard would place one low-level light at the intersection with F1/2 Road and one similar light at the end of the cul-de-sac. The developer might consider one of the more ornamental styles available through Excel Energy.

3. Has the proposed design been used in other areas?

Jody Kliska indicated that the City has later paid to install streetlights in subdivision, which were originally approved without streetlights. In most of these cases the City has had to pay considerably more than the initial installation would have cost.

4. Will the exception require CDOT or FHWA coordination?

No.

5. Is this a one-time exception or a manual revision?

This would be a one-time exception.

Staff Recommendation

I recommend that the street light requirement for this subdivision not be eliminated.

Recommended by:

Michael A. [Signature]

Approved: _____

Denied: _____

[Signature]

Robert Blanchard

[Signature]

ClAVONNE & ASSOCIATES, INC
PLANNING AND LANDSCAPE ARCHITECTS
844 GRAND AVE.
GRAND JUNCTION, CO 8150
(970) 241-0745 FAX (970) 241-076

April 1, 2002

Mr. Mike McDill
Grand Junction Public works
250 North 5th
Grand Junction CO 81501

Re: Exception to TEDS for Four Pines Subdivision

Dear Mr. McDill:

Recent Final Review Comments have required street lights per Section 8.1 of the TEDS Manual, which is contrary to what was requested by neighbors at neighborhood meetings and Public Hearings (no street lights). Subsequently, and at the suggestion of Bob Blanchard, we are seeking a TEDS Exception concurrent with responses to our Final Review Comments.

We are wanting to omit all street lights associated with Four Pines and the construction of Pineneedle Court. Pineneedle Court is a short cul-de-sac, approximately 380' from the F.5 Road flowline to the end of the cul-de-sac, and will serve a total of ten homes. Specific to the design exception process:

- *If granted, will the exception compromise safety?* From the standpoint that any new access, or increased use of an access, will have an impact on safety... the answer is yes. From the standpoint that Pineneedle Court is a local residential street that COULD handle 100 homes but which will never have more than 10 homes, the compromise in safety seems very small.

- *Have other alternatives been considered that would meet current standards?* Other lighting alternatives have not been considered. As noted above, the neighborhood would like to maintain a 'rural' feel, and have requested no street lights.

- *Has the proposed design been used in other areas - locally, state, or national? Have examples, including data, been provided?* Minimizing and/or eliminating street lighting is being considered and implemented in many areas around the nation in an attempt to reduce 'light pollution'. Specific to the local area: street lights have been either eliminated or reduced in many Grand Junction Subdivisions including Redlands Mesa, Canyon View, Independence Ranch, and Canyon Rim. In most cases the removal or reduction in street lighting has been to preserve the rural nature of the area, and/or to decrease light pollution ... both of which are applicable to the Four Pines Subdivision.

- *Will the exception require CDOT or FHWA coordination?* Not to my knowledge.

- *Is this a one-time exception based upon unique circumstances - location, topography, traffic flow, etc.?* For this project, yes. The surrounding neighbors asked for no street lights, and the what was presented at meetings and hearings perpetuated the idea that there would be no street lights.

- *If not a one-time exception, is manual revision needed?* NA

We look forward to your response.

Sincerely,



Ted Ciavonne, Project Representative

THE FOUR PINES SUBDIVISION PLAT

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2, T. 1 S., R. 1 W., UTE PRINCIPAL MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

RSF-2

ETHEL BANKERT
BK. 965 PG. 194

RSF-2

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

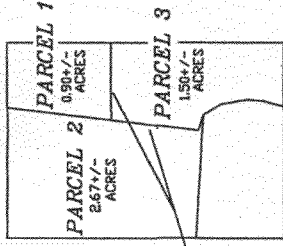
C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

C. 1/4 CORNER, SECTION 2
FOUND 3" BRASS NAIL
CAP TAKEAWAY
MESA AS PER RECORD
MESA COUNTY DATUM

GRAPHIC SCALE: NONE



INTERIOR LINES DELETED
BY THIS PLAT

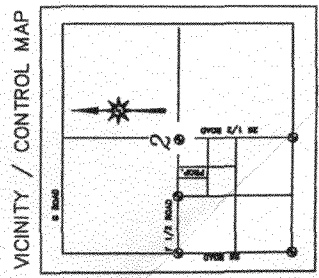
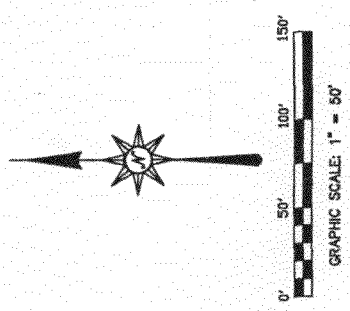
| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | N 45° 32' 48" W | 15.00' |
| L2 | N 45° 32' 03" E | 31.57' |
| L3 | N 89° 42' 58" W | 31.43' |
| L4 | N 89° 42' 58" W | 31.43' |
| L5 | N 80° 00' 40" E | 30.49' |
| L6 | N 17° 02' 34" E | 3.46' |
| L7 | N 17° 02' 34" E | 62.96' |
| L8 | N 17° 02' 34" E | 3.46' |
| L9 | S 44° 57' 28" W | 124.49' |
| L10 | S 44° 57' 28" W | 124.49' |
| L11 | S 01° 13' 18" W | 58.37' |
| L12 | N 86° 44' 29" W | 81.94' |
| L13 | S 00° 02' 59" E | 1.75' |

| CURVE | RADIUS | CHORD LEN. | DELTA ANGLE | TANGENT | ARC LEN. |
|-------|--------|------------|-------------|---------|----------|
| C1 | 4.90' | 50.9944' | 2.01° | 5.10' | 5.10' |
| C2 | 50.00' | 30.0000' | 3.44° | 31.42' | 31.42' |
| C3 | 50.00' | 30.0000' | 3.44° | 31.42' | 31.42' |
| C4 | 50.00' | 30.0000' | 3.44° | 31.42' | 31.42' |
| C5 | 20.00' | 19.6127' | 11.25° | 20.49' | 20.49' |
| C6 | 4.90' | 50.9944' | 2.01° | 5.10' | 5.10' |
| C7 | 50.00' | 30.0000' | 3.44° | 31.42' | 31.42' |
| C8 | 50.00' | 30.0000' | 3.44° | 31.42' | 31.42' |
| C9 | 50.00' | 30.0000' | 3.44° | 31.42' | 31.42' |
| C10 | 20.00' | 19.6127' | 11.25° | 20.49' | 20.49' |
| C11 | 48.00' | 17.6127' | 17.71° | 17.71° | 17.71° |
| C12 | 48.00' | 17.6127' | 17.71° | 17.71° | 17.71° |
| C13 | 48.00' | 17.6127' | 17.71° | 17.71° | 17.71° |
| C14 | 48.00' | 17.6127' | 17.71° | 17.71° | 17.71° |
| C15 | 48.00' | 17.6127' | 17.71° | 17.71° | 17.71° |
| C16 | 20.00' | 19.6127' | 11.25° | 20.49' | 20.49' |
| C17 | 20.00' | 19.6127' | 11.25° | 20.49' | 20.49' |
| C18 | 20.00' | 19.6127' | 11.25° | 20.49' | 20.49' |
| C19 | 20.00' | 19.6127' | 11.25° | 20.49' | 20.49' |
| C20 | 20.00' | 19.6127' | 11.25° | 20.49' | 20.49' |

AREAGE SUMMARY

| | | |
|---------------------|------------|--------|
| LOTS 1-10 | 4.26 ACRES | 84.02% |
| SHARED DRIVE TRACTS | 0.23 ACRES | 4.54% |
| TRACT A | 0.11 ACRES | 2.17% |
| ROAD ROW | 0.45 ACRES | 8.88% |
| ROAD DEDICATION | 0.02 ACRES | 0.39% |
| TOTAL | 5.07 ACRES | 100% |

BUILDING SETBACKS
FRONT YARD = 20 FEET FROM FRONT PROPERTY LINE
REAR YARD = 30 FEET FROM REAR PROPERTY LINE
SIDE YARD = 15 FEET FROM EACH SIDE PROPERTY LINE



LEGEND

- ◆ FOUND 3" BRASS NAIL OR ALUM. CAPS ON STEEL POST
 - SET 1 1/2" ALUM. CAP ON 18"-#5 REBAR, LS24983
 - SET 1 1/2" ALUM. CAP ON 18"-#5 REBAR IN CONCRETE, LS24983
 - FOUND ORIGINAL, STANDARD MESA COUNTY SURVEY MONUMENT
 - FOUND ORIGINAL STONE
 - SET 2 1/2" ALUM. CAP ON 30"-#6 REBAR, LS24983
 - ▲ SET 2 MONUMENTS PER CITY OF GRAND JUNCTION CODE
- NOTE: INTERIOR PROPERTY CORNERS WILL BE SET AS LOTS ARE SOLD.

BASIS OF BEARING

TRUE NORTH WAS DETERMINED USING GPS (TRIMBLE 4700 RECEIVERS). THE LINE FROM THE C 1/4 CORNER TO THE CW 1/16 CORNER OF SECTION 2, T. 1 S., R. 1 W., OF THE UTE PRINCIPAL MERIDIAN WAS FOUND TO BE S. 89° 49' 55" W. AS MONUMENTED AND SHOWN HEREON TO.

NOTE: A COMMITMENT FOR TITLE INSURANCE ISSUED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY, # 00140505, DATED MARCH 16, 2001, WAS RELIED UPON FOR RESEARCH REGARDING EASEMENTS OF RECORD.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NORTHACRES SUBDIVISION
PLAT BK. 10 PG. 28

RSF-2

| PLAN SCALE | SIGNATURE BLOCK |
|------------|-------------------|
| 1" = 50' | FILED DATE: 10/01 |
| | DATE: 10/01 |
| | CHECKED BY: KIN |
| | DATE: 10/01 |

WEST ELK LAND SURVEYING, INC.
9448 L. LANE
HOTCHKISS, COLORADO 81419
EMAIL: westelk@aol.com

THE FOUR PINES SUBDIVISION
DATE: 10/01/08
PAGE: 2 OF 2
JOB NO.: 2761/06070

From: Jody Kliska
To: Mike McDill
Date: 4/15/02 9:51AM
Subject: TEDS Exceptions

1. Flora Subdivision - The request to eliminate sidewalk on the west side of the street does not appear to consider the backyard gates already present that will access a sidewalk. The design needs to adhere to the street standard of sidewalk on both sides of the street.
2. Four Pines Subdivision - request to eliminate street lighting. The north area is one where we are getting a large number of requests to install street lighting. Under our standards, the subdivision is required to install two street lights, one at the intersection with F ½ Road and one in the cul-de-sac. It's been our experience that once residents move in, they will be requesting street lighting. The costs for the installation after the fact are about triple what it costs to install with new construction. Street lighting should be required as per the standards.
3. Enstrom Candies - no site plan was attached to the exception request. It appears the access nearest the intersection with Colorado could and should be removed to keep the signalized intersection operations from being impacted by driveway movements.

CC: George Miller

#09



MEMORANDUM

City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction CO 81501-2668
FAX: (970) 256-4022

Date: April 18, 2002

To: Bob Blanchard, Community Development
Rick Beaty, Fire Department

From: Sandi Nimon, Sr. Administrative Assistant

Subj: *Design Exception to Delete Streetlights in the Four Pines Subdivision*

Mark asked me to send the attached Teds Exception for your review. If you want to discuss this exception with Mark, please contact me no later than next Monday and I will set up a meeting for you to meet with Mark.

Otherwise, please send your decision via E-mail to Mark by next Wednesday.

sn