

Received
4-5-02

TEDS DESIGN EXCEPTION

FLORA SUBDIVISION
2910 Orchard Avenue - Grand Junction, CO

Proposed Design Exception:

Elimination of sidewalk on the west side of local residential roadway (Sandstone Court).

Alternatives Considered:

1. A design was considered which included the walk on the west side of Sandstone. This reduced the available depth for the lots on the east side and did not serve any obvious improvement for pedestrian movement. The existing lots to the west would have a walkway in their backyards which they could not access due to existing rear-yard fencing.
2. Another design was considered which centered Sandstone Court in the middle of the project and provided lots on both sides. Available lot depth was reduced even further than the above design concept and was simply not feasible for single-family homes (desired by the petitioner over alternative multi-family designs).

Impacts of Change:

The impacts of this proposed change do not appear adverse. There are no lots on the west side of the roadway available to utilize the walkway. The east side will contain the standard walkway and provide a mechanism for pedestrian movement. This change will allow more room for the eastern lots, providing a more desirable building envelope and larger home, similar to those existing in the neighborhood. There is no apparent compromise on safety, pedestrians will have an available pathway on the east side of the street. Other alternatives would create more units and corresponding traffic/pedestrian conflicts.

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

LOT 3
7,523 S.F.
0.173 AC.±

LOT 2
8,586 S.F.
0.197 AC.±

LOT 1
8,306 S.F.
0.191 AC.±

LOT 1
8,208 S.F.
0.188 AC.±

LOT 2
8,108 S.F.
0.186 AC.±

LOT 3
9,821 S.F.
0.225 AC.±

LOT 4
7,369 S.F.
0.169 AC.±

LOT 5
6,728 S.F.
0.154 AC.±

2945-121-25-002
DAVID L. VOLGAMORE
2017 N. 24TH STREET
GRAND JCT., CO 81501-6819

2945-121-25-001
TIMOTHY R. ALLOWITZ
2360 PINYON AVENUE
GRAND JCT., CO 81501-6856

2945-121-24-002
JOHN K. STITHEM
2355 PINYON AVENUE
GRAND JCT., CO 81501-6855

2945-121-24-001
HOWARD S. EBRIGHT
314 COUNTRY CLUB PARK
GRAND JCT., CO 81503-4602

2945-121-12-001
MELINDA L. VENABLE
2395 PLEASANT RIDGE CT.
GJ., CO 81503-1516

2945-121-12-002
DORWIN B. FULLER
1945 N. 24TH STREET
GJ., CO 81501-6817

2945-121-12-003
GREGORY E. SOMA
1935 N. 24TH STREET
GRAND JCT., CO 81501

2945-121-00-013
REINALSO C. PRIETO
2216 ORCHARD AVE.
GRAND JCT., CO
81501-6868

2945-121-12-004
CLYDE H. BOSTELMAN
2340 ORCHARD AVENUE
GRAND JCT., CO 81501-6868

2945-121-12-005
KATHLEEN H. CROW
2350 ORCHARD AVENUE
GRAND JCT., CO 81501-6868

ARBOR VILL

ZONED
RMF-8

MCCLURE PARK SUBDIVISION

24th STREET

ORCHARD AVENUE

LINDA LANE SUBDIVISION AMENDED

FLORA COURT

B L O C K

O N E

B L O C K

T W O

END WALKWAY

END WALKWAY

14' MULTI-PURPOSE EASEMENT
108'

14' MULTI-PURPOSE EASEMENT
108'

EXISTING SHED TO BE
REMOVED OR RELOCATED

PROPOSED SANITARY
SEWER EASEMENT

TRANS. PAD

CONNECT TO EXISTING
DOMESTIC WATER

EXISTING
8" PVC STORM SEWER

EXISTING
MANHOLE
INV. IN 4622.83
INV. OUT 4620.87

CONNECT TO EXISTING
SANITARY SEWER
MH RIM 4630.01
INV. OUT 4621.13

EXISTING
FIRE HYDRANT

MH RIM 4627.91

INV. IN 8" 4624.77
INV. OUT 8" 4624.84

INV. OUT 8" 4626.23

ASPH.

ASPHALT

EXIST. HOUSE

SHED

EXISTING

PVC

SEWER

ACCESS

BE

MIRAL

RD AVE.

CO

761

HOLE

SEWER

56'00" W

112.00'

ASPH.

ASPHALT

EXIST. HOUSE

SHED

EXISTING

MANHOLE

INV. IN 4622.83

INV. OUT 4620.87

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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 #DE10-02

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 Sidewalk in the Flora Subdivision

DESCRIPTION OF THE SITUATION

The Flora subdivision consists of a "tee" Cul-de-sac with seven proposed lots fronting onto the east side of the new street. The west side of the tee backs onto five lots that front on 23rd Street (Linda Lane). The south leg of the tee is connected to Orchard Avenue by a 35-foot wide detention and open space tract.

The applicant states, "The existing lots to the west would have a walkway in their backyards which they could not access due to existing rear-yard fencing." Field inspection indicates that all of the seven lots that back on to this development have either gates or fence openings along their east property lines.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Properties as far north as 2104 Linda Lane presently use this property for some type of access. Indications are that there is a noticeable amount of foot traffic in this area before any development. These pedestrians will now have to deal with vehicular traffic from the seven new lots. Lack of sidewalk will move these pedestrians into the street.

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

Adding this walk would reduce the depth of the east lots by four feet. It appears to me that this reduction in depth will not reduce the ability to build on any of these lots (if that were a concern in evaluating the need for an exception).

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

Jody Kliska indicated to me in a telephone conversation that the City has annexed subdivision, which were developed in the County with sidewalk on only one side. In some of these cases the City has had to purchase the right-of-way and build these missing walks.

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 sidewalk along the west side of this tee cul-de-sac not be eliminated. In fact it should be extended through the detention tract to provide pedestrian access for the whole neighborhood to Orchard.

Recommended by: *Michael G. Wood*

Approved: _____ Denied: _____

**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 Sidewalk in the Flora 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

Withdrawn 4/18/02