



**City of Grand Junction**  
Department of Public Works and Utilities  
Engineering Division  
250 North Fifth Street  
Grand Junction, CO 81501-2668  
FAX: (970) 256-4011

June 11, 2003

Mr. Richard Phlegley  
445 N. 17<sup>th</sup> Street  
Grand Junction, CO 81501

RE: TEDS Exception No. 20-03, to Reduce Alley Setback from a Garage at 445 N. 17<sup>th</sup> Street

Dear Mr. Phlegley;

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

Michael G. McDill, P.E.  
City Engineer

C: Laura Lamberty, Development Engineer (256-4155)  
Pat Cecil, Development Services Supervisor



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

### **DESIGN EXCEPTION #DE20-03**

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development Engineer  
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: May 22, 2003

RE: Request to Reduce Alley Setback from a Garage at 445 N. 17<sup>th</sup> Street

### **DESCRIPTION OF THE SITUATION**

Applicant is planning to construct an addition to an existing garage at the rear of his property. The original garage is fourteen feet from the back property line. Section 12.1, *Building Setbacks [in Alleys]*, requires, "Garages with overhead doors facing the alley must be set back a minimum of 15 feet from the property line. This setback ensures adequate sight distance for vehicles backing out of the garage and driveway."

One of the items on the list of proposed adjustment to the TEDS would allow alley garage setbacks to be controlled by zoning setbacks. In this case the zoning setback is five feet from the rear lot line.

The applicant requests exception from Section 12.1, *Building Setbacks*.

## EXCEPTION CONSIDERATIONS

**1. Will the exception compromise safety?**

This proposed construction will be nine feet closer to the rear property line. This will meet the proposed revision to the TEDS, which allows zoning standards to control setbacks from alleys.

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

The applicant's narrow property prohibits consideration of a side entrance into the new garage without taking direct access from Ouray Street. Moving the new garage fifteen feet back into the lot affectively eliminates any usable backyard.

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

Apparently there are many alley access garages in Grand Junction that are closer than fifteen feet to the rear lot line. The applicant canvassed his neighborhood and found no alley access garages that were set back fifteen feet.

**4. Will the exception require CDOT or FHWA coordination?**


No.

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

A proposed revision to the TEDS will eliminate the need for this type of request.

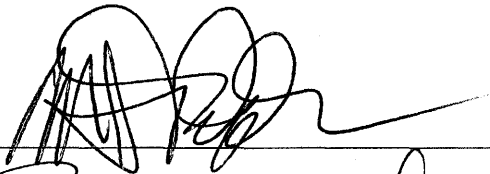
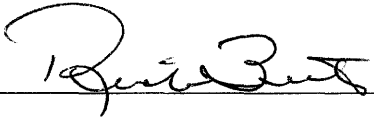
**Staff Recommendation**

I recommend approval of the requested Design Exceptions to Section 12.1 to allow this garage addition to be constructed to the limits allowed by the appropriate zoning standard.

Recommended by: 

Approved as Requested:

Denied:

  
Rahel B. Baruch  


May 21, 2003  
Gr. Jct. Co.

Laura Lamberty, P.E.  
City of Grand Junction  
250N. 5Th. St.  
Grand Junction, Co. 81501

2945-132-18-006 Slocomb Add. Blk 2 Lot 27 & 28

Re: Garage Extension at 445 N. 17Th. St. Gr. Jct. Co 81501

The present single car garage was built in 1939 it is 12' x 20.5'. I wish to add on 9' X 11.0' to the west end of the garage in order to exit onto the recently paved alley (2000). There is almost continuous fences up and down this alley. A 15' setback would serve no purpose with all of the fence lines in fact it would create more of a safety hazard due to poorer visibility. I request that a setback be waived per Z & DC and establish a one time exception to 5'.

I also plan to add on a storage side to the garage of 10' X 29' that would be done at the same construction time.

I canvassed the neighborhood on bicycle riding all of the alleys from 18th. St. to 12th. St and Grand Ave. to Gunnison Ave. and found no garages that had a fifteen foot setback that exited onto any of their alleys. The only 15' setbacks I noticed with regards to to garages were garages that exited onto side streets such as Chipeta and Ouray most of these were in the 12' to 15' ranges.

My lot was reduced in the width on original construction, back in 1939 when the house south of me was built and they took five (5) feet of my lot on the south side because they built the house next door in the wrong location. My lot is only 45' wide by 120' long.

There exists through out the city many garages that are 5' setback or less. In fact I saw several where they are out to the lot lines either on the ends or sides. I do not believe that there are many accidents in these alleys and those that could happen would be of a low speed fender bender at worst. I have a close neighbor who built a garage within the last two years and it has only a 5' setback. I do not see any problem with any other agencies.

I also understand that there is a manual revision in process to change this set back to 5'.

Thank you for your time and consideration.

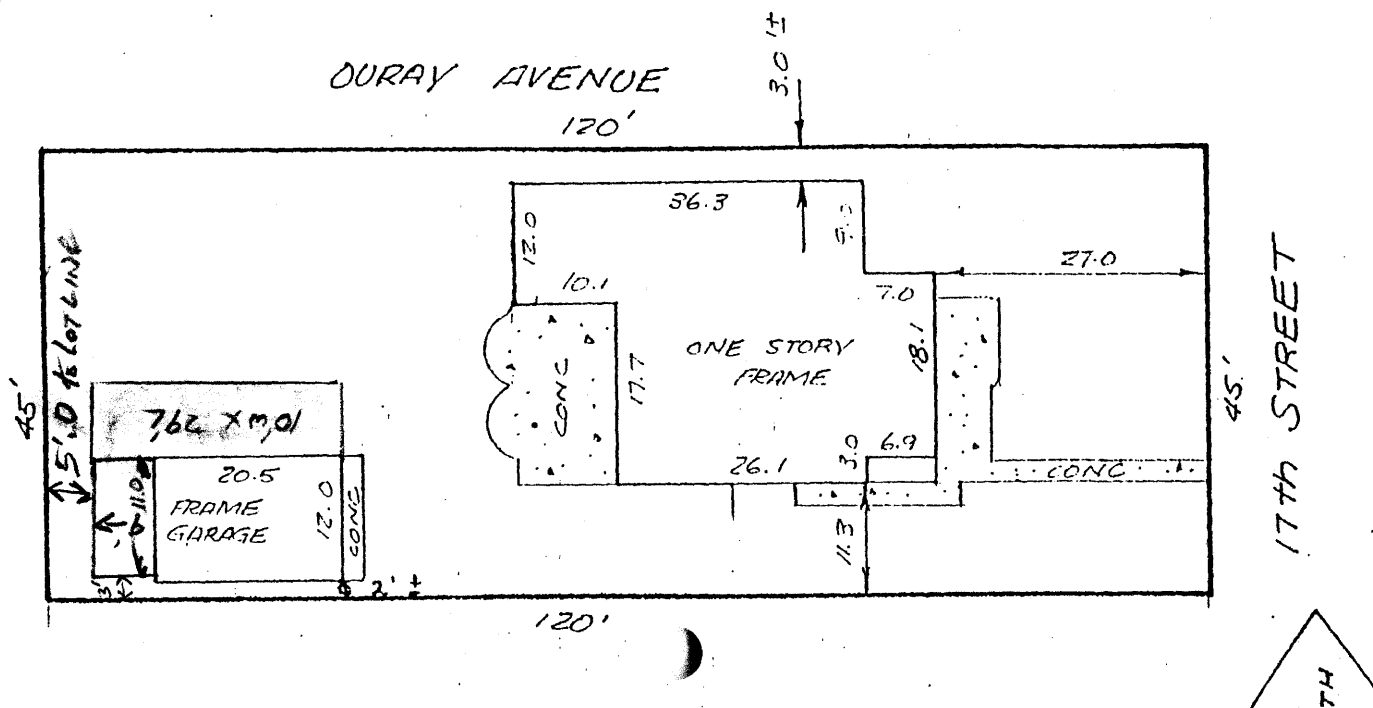
Sincerely,  
*Richard G. Phegley*  
Richard G. Phegley  
445 N. 17Th. St.  
Gr. Jct. Co. 81501 (245-7919)

IMPROVEMENT LOCATION CERTIFICATE

445 NORTH 17 TH STREET, GRAND JUNCTION

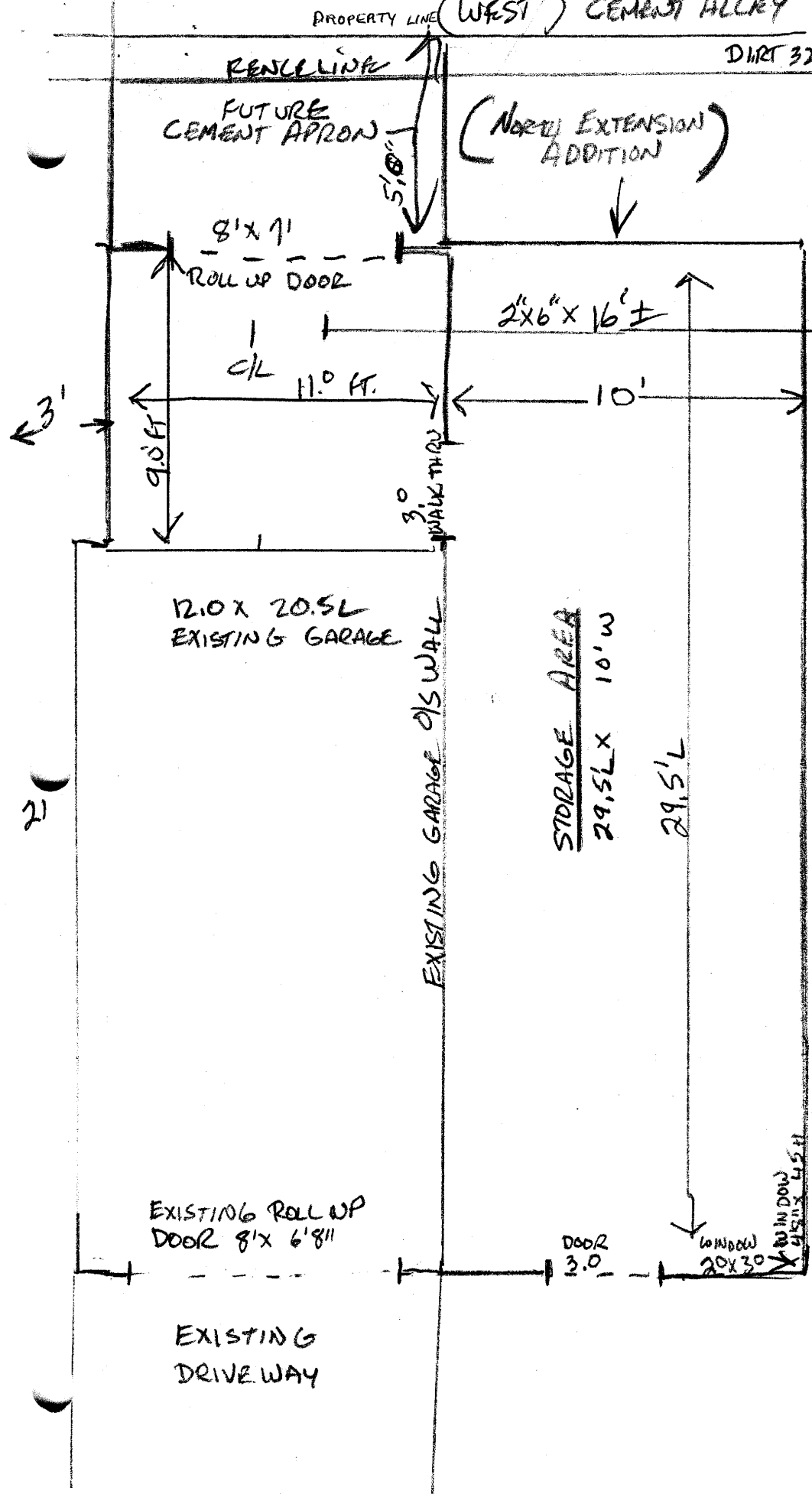
THE NORTH 20 FEET OF LOT 27 AND ALL OF LOT 28 IN BLOCK 2 OF SLOCUM'S ADDITION  
TO GRAND JUNCTION,  
MESA COUNTY, COLORADO.

Western Colorado title #  
Phegley Acct.



PROPERTY LINE (WEST) CEMENT ALLEY

1) ROOF TRUSSES 2'x6'x6'  
DIRT 32"W TO PROCEED APPROX 4' ONTO  
OLD GARAGE ROOF TO 3+12'  
ONTO NEW EDITION W/OVERHANG  
OF 2'± - 2' ON CTRS  
W/ CROSS BRACING EVERY  
4'



NORTH →

5/19/03 ②

**From:** Rick Beaty  
**To:** Sandi Nimon  
**Date:** 6/9/03 9:10AM  
**Subject:** Re: DE21-03

Sandi -- I was out on vacation last week. I concur with Mike's recommendations on all three of the outstanding exceptions.

>>> Sandi Nimon 06/04/03 11:26AM >>>  
Gentlemen,

I will be placing Design Exception 21-03 (Access Spacing for 2321 Logos Drive) in your boxes for your review. If you can get the comments to me by Friday, it would be appreciated.

Rick, DE Exceptions 18, 19, and 20 are still outstanding and we need to get them out as quickly as possible. Could you please send your comments today, if you can.

Thanks you.

Sandi



**From:** Kathy Portner  
**To:** Beaty, Rick; Relph, Mark  
**Date:** 5/28/03 10:06AM  
**Subject:** Design Exceptions

I am reviewing three design exceptions for Bob. My comments are as follows:

Design Exception #DE 18-03--Recommend approval based on the classifications of the streets and the proposed change to TEDS.

Design Exception #DE-19-03--Recommend approval since there is not currently an alternative to provide access to this property that will meet TEDS. The approval should be conditioned on the shared access easement being dedicated. The approval should also indicate that future access will likely be from a single access point opposite the entrance to the old Country General store.

Design Exception #DE-20-03--Recommend approval. Strongly recommend the revision to TEDS to allow garages along alleys to be placed in accordance with the zoning setbacks.

**CC:** Blanchard, Bob; McDill, Mike; Moore, Tim; Nimon, Sandi



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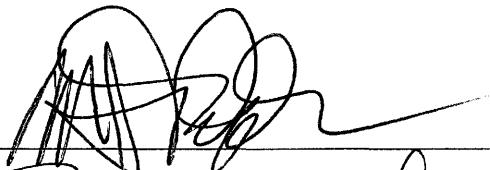
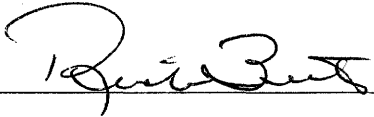
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Robert B. Borchard  


May 21, 2003  
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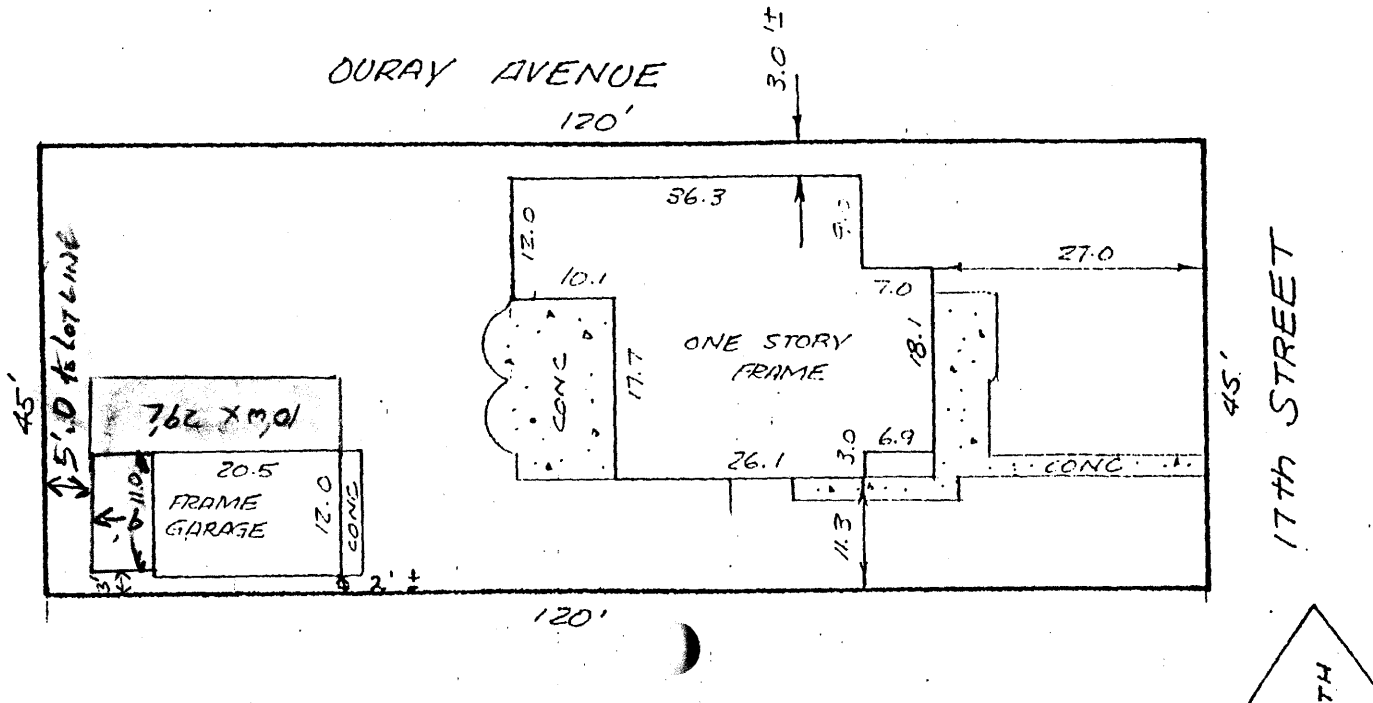
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OF 2'± - 2' ON CTRS  
W/ CROSS BRACING EVERY  
4'

RENCE LINE

FUTURE  
CEMENT APRON

(North Extension  
Addition)

8'x11'

ROLL UP DOOR

2'x6" x 16'±

C/L

11.0 FT.

10'

3'

9.0 FT.

3"  
WALK THRU

12.0 x 20.5L  
EXISTING GARAGE

EXISTING GARAGE C/S WALL

STORAGE AREA  
29.5L x 10'W

29.5'L

EXISTING ROLL UP  
DOOR 8'x 6'8"

DOOR  
3.0

WINDOW  
20x30

WINDOW  
4.5x4.5

EXISTING  
DRIVEWAY

NORTH →

5/19/03 (2)



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