



**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

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July 31, 2003

Mr. John Kornfeld  
Rhino Engineering  
1334 Ute Avenue  
Grand Junction, CO 81501

RE: TEDS Exception No. 24-03, for Block Length at Red Tail Ridge Subdivision, 2955 South Highway 50

Dear John;

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,

A handwritten signature in black ink, appearing to read "Michael G. McDill".

Michael G. McDill, P.E.  
City Engineer

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



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**DESIGN EXCEPTION #DE24-03**

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: July 23, 2003

RE: Exception for Block Length at Red Tail Ridge Subdivision, at approximately  
2955 South Highway 50

***DESCRIPTION OF THE SITUATION***

Applicant is planning to construct a 36 lot subdivision at the above location. The property can take access only from the end of Buena Vista Court and A1/4 Road. Due to the undeveloped nature of most of the surrounding property, there are no other access potentials at this time. They do propose to develop two separate accesses to the development. They are also proposing to stub a street out to the west. This stub has the potential to reduce the block length in the future.

The applicant requests exception from Section 5.1.1, *Block and Lot Dimensions*.

## **EXCEPTION CONSIDERATIONS**

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

Because the development will have two paved accesses and adjacent properties are vacant, extra block length should not create any particular safety issue at this time. By the time adjacent densities might necessitate limiting block length, this issue should resolve itself.

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

Laura points out that there are presently no other options available to this property.

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

Not specifically.

**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 approval of the requested Design Exception to Section 5.1.1, *Block and Lot Dimensions*, to allow a single block between the two access points.

Recommended by: Michael A. McCall

Approved as Requested: X

Denied:       

[Signature]  
Ralph E. Blanchard  
[Signature]

# MEMORANDUM



*Date: July 25, 2003*

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

*From: Sandi Nimon, Sr. Administrative Assistant*

*Sandi*

*Subj: DE24-03 Exception for Block Length at Red Tail  
Ridge Subdivision, at approximately 2955 South  
Highway 50*

*Please make your comments on the above design  
exception no later Wednesday, July 30, 2003.  
I would appreciate it!*

*Xc: Laura Lamberty, Development Engineer  
Pat Cecil, Development Services Supervisor*

*Sn*

# Memorandum

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**To:** Mike McDill, City Engineer

**CC:** Pat Cecil

**From:** Laura C. Lamberty

**Date:** July 14, 2003

**Re:** Red Tail Ridge – TEDS Exception for Block Length/Distances between Intersecting Streets

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Attached please find a TEDS Exception on Red Tail Ridge Subdivision (ANX/PP-2002-230) for TEDS 5.1.1 Block and Lot Dimensions. The subdivision is a 36 lot single family subdivision with two access points (A ¼ and Buena Vista). The subdivision will be required to improve considerable amount of undeveloped (Buena Vista, 350' +/-) and underdeveloped roadway (A ¼ Road, 650' +/-) to serve the subdivision.

Land to the west and south is undeveloped and is developable in the future. Land to the east and north is developed at densities lower than shown on the Future Land Use Map.

At present, the developer does not have other options to develop shorter block length. The developer proposes to connect to the two existing right-of-way stubs and provide two additional connections to the south and west.

I recommend approval of this TEDS exception to section 5.1.1 for block length in excess of 1200 LF.

*TEDS EXCEPTION FOR ACCESS SPACING*  
*for the*  
*PRELIMINARY PLAN*  
*of*  
*RED TAIL RIDGE SUBDIVISION*

*Introduction*

The Red Tail Ridge Subdivision is a proposed 36-lot single-family residential subdivision south of US 50 in Orchard Mesa. The primary access into the subdivision is from the US 50 Frontage Road to Buena Vista Drive. Buena Vista Drive is presently an unimproved dedicated right-of-way that is proposed to be improved to a City of Grand Junction urban residential street from the frontage road into the subdivision. The site's other access, per the Preliminary Plan, is via the subdivision's southeast corner which abuts the A $\frac{1}{4}$  Road alignment. A $\frac{1}{4}$  Road is also an unimproved dedicated roadway in Mesa County's road system. The developer has agreed to improve A $\frac{1}{4}$  Road from the subdivision's boundary to 29 $\frac{1}{4}$  Road with a 20-foot wide asphalt surfaced roadway for a second access and meet emergency access requirements.

*Exception*

Section 5.1.1 Block and Lot Dimensions for Residential and Commercial Streets of the TEDS manual states "blocks shall not exceed 1200 feet in length between intersections except where topography, traffic, or other conditions require longer blocks."

Based on the existing road system in the area, the proposed development will create a distance between intersections in excess of 1600 feet from Buena Vista to the subdivision via 29 $\frac{1}{4}$  and A $\frac{1}{4}$  Road intersection.

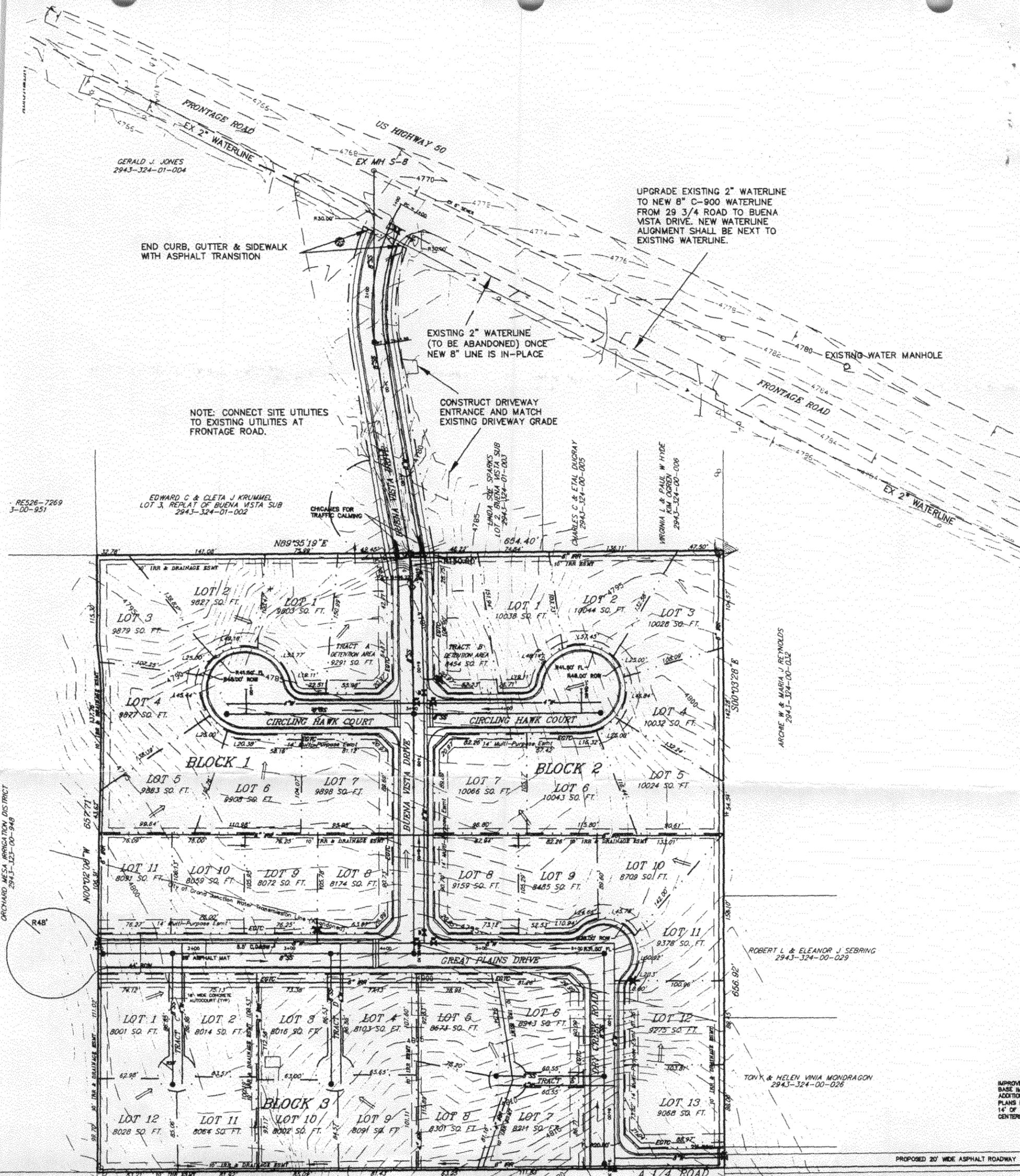
Undeveloped properties abut the site on the west and south sides and developed properties border the site on the east side without any provisions for stubbed streets.

Because only two accesses exist to the property and no other possible connections are available at this time, the 1200 foot length can not be met.

*Alternatives*

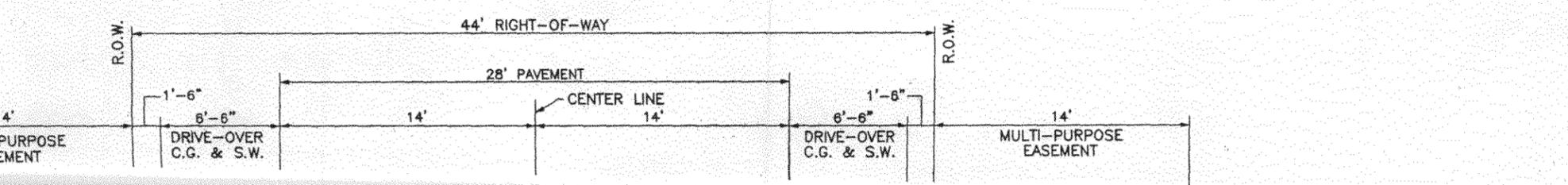
Due to the developed roadways in the immediate area, no other viable alternatives are likely until other undeveloped properties are developed, thereby granting additional accesses to the site. This will decrease the length between intersections.

The proposed exception will not result in a design that is dangerous or sacrifice's safety to the public. The Red Tail Ridge Subdivision will help to meet the future needs of the community.



**HISTORIC DRAINAGE NOTE:** NEW SWALES WILL BE CREATED ALONG LOTS 2 AND 3 AND 10 AND 11 OF BLOCK 3 AND SOUTH DEVELOPMENT BOUNDARY TO HANDLE RUNOFF FROM ADJACENT PARCELS AND EMERGENCY OVERFLOW FROM CANAL SEEPAGE.

↑ 1" = 100'  
 N



**PURPOSE**

**IMPROVE BASE SUPPLY ADDITIONAL PLANS FOR 14' OF ASF CENTERLINE**

**LOTTE OSTRAGER 2943-323-00-132**

**ORCHARD MESA IRRIGATION DISTRICT 2943-323-00-949**

**RES26-7269 3-00-951**

**From:** Rick Beaty  
**To:** Bob Blanchard; Mark Relph  
**Date:** 7/28/03 10:04AM  
**Subject:** Re: TEDS Exception DE24-03, Red Tail Ridge

I also am in support of Mike's recommendation to approve.

Rickb

>>> Bob Blanchard 07/25/03 02:31PM >>>

I support Mike's recommendation to approve this request.

**CC:** Mike McDill; Sandi Nimon; Tim Moore

**From:** Sandi Nimon  
**To:** Blanchard, Bob  
**Date:** 7/25/03 4:00PM  
**Subject:** Re: TEDS Exception DE24-03, Red Tail Ridge

Thanks, Bob.

>>> Bob Blanchard 07/25/03 02:31PM >>>

I support Mike's recommendation to approve this request.