



**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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**MEMORANDUM**

To: Kent Harbert, Project Engineer  
Don Newton, Engineering Projects Manager

From: Mike McDill, City Engineer *MMcDill*

Date: August 18, 2003

RE: TEDS Exception No. 27-03, for Reduced Street Width along Bass Street

COP

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.



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**DESIGN EXCEPTION #DE27-03**

To: Mark Relph, Director of Public Works & Utilities  
Thru: Tim Moore, Public Works Manager  
Copy to: Kent Harbert, Project Engineer  
From: Mike McDill, City Engineer  
Date: August 5, 2003  
RE: Request to Reduce Street Width at Bass Street for Bass Street Drainage Project

***DESCRIPTION OF THE SITUATION***

The City is designing drainage improvements in the neighborhood of Bass Street and West mesa Avenue. To allow these improvements to function best, the proposed inlets should be tied into a curb & gutter system whenever possible. In this particular case, the proposed curb & gutter will also protect low lying properties along the west side of Bass Street from water in W. Mesa Street which presently overtops the crown of the roadway and flows into those lots.

The width of the existing right-of-way precludes constructing the City's standard residential street. When the eastern portion of West Mesa was constructed through an Improvement district ten plus years ago, the approved section was 26 feet of pavement with mountable curb, gutter and walk. The south terminus of Bass Street at Independent Avenue was also constructed to accommodate this narrower section. Allowing this project to fill in most of the gap of under-developed streets in this neighborhood will provide consistency and improved drainage. Earlier discussion about this project determined that it was not reasonable for this drainage project to construct sidewalk for properties adjacent to a neighborhood that just finished paying for the same improvements.

The request is for an exception to Section 5.1.2, *Right-of-way, Street Lane Widths, and Street Lengths*, for Residential Streets. That section refers to the City's standard street sections. The exception should be considered for both pavement width and deletion of the sidewalks.

## **EXCEPTION CONSIDERATIONS**

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

This section provides for a 4-foot bike lane and an 11-foot travel lane. The City standard provides a 12-foot travel lane. Because it will match the rest of the streets in the neighborhood, this small difference should not be a significant compromise of safety.

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

The full 14-foot pavement section could be built along Bass Street. It would cause down slopes farther into the mobile home community and narrower sidewalks, especially alongside the building just north of Independent.

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

Yes. It is the standard throughout the neighborhood to the east.

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


No.

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

This should be considered a one-time exception due to the unique location of the project.

**Staff Recommendation**

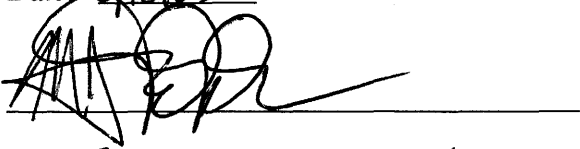
I recommend approval of the requested Design Exceptions to Section 5.1.2, *Right-of-way, Street Lane Widths, and Street Lengths* to allow the proposed Bass Street section to be constructed two feet narrower and without sidewalk.

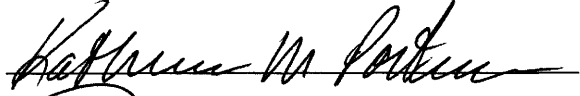
Recommended by: 

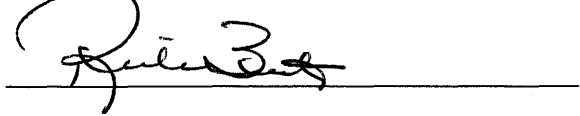
Approved as Requested: \_\_\_\_\_

Denied: \_\_\_\_\_

Date: 8/18/03







# MEMORANDUM



## COPY

*Date: August 7, 2003*

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

*From: Sandi Nimon, Sr. Administrative Assistant*

*Sandi*

*Subj: DE27-03 Request to Reduce Street Width at Bass  
Street for Bass Street Drainage Project.*

*Please make your comments on the above design  
exception no later Monday, August 11, 2003.  
I would appreciate it!*

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

*Sn*

# Memorandum

Date: July 29, 2003  
 To: Mike McDill, City Engineer  
 From: T. Kent Harbert, Project Engineer *Kent*  
 Subject: **TEDS Exception**

Project / Development: **Bass Street Storm Drainage Improvements**

Location: Bass Street between Independent Avenue and West Mesa Avenue

TEDS reference(s): Residential Street Standard Section

Description of exception: As part of the **Bass Street Storm Drainage Improvements Project** mountable curb and gutter will be installed along both sides of Bass Street between Independent Avenue and West Mesa Avenue. The TEDS exception being requested is construct the curbs and gutters 13 feet from the center of the right-of-way instead of the standard 14 feet, giving an edge-of-gutter to edge-of-gutter pavement width of 26 feet instead of 28 feet.

North of West Mesa Avenue the curb and gutter will be installed at the standard 14 feet from centerline. Only the west curb and gutter will be constructed north of West Mesa Avenue because of the objectives of the project.

Justification: - The existing right-of-way between Independent Avenue and West Mesa Avenue is 40 feet wide. The Residential Street Standard calls for a minimum r.o.w. width of 44 feet. By reducing the pavement width by 2 feet and deleting the one-foot space between the back of the sidewalk and the right-of-way line, the street can be fit into the 40-foot right-of-way. This is what was done on West Mesa Avenue when it was reconstructed from First street to Blue Gill Drive. The sidewalks can be added later and fit in the r.o.w.  
 - The entrance to Bass Street on Independent Avenue is only 24.5 feet from edge-of-gutter to edge-of-gutter, so the street section will be 1.5 feet wider than that.

Exhibits: Plan view

INDEPENDENT AVENUE

INDEPENDENT AVE.

25.5'

40'  
R.O.W.

BASS ST.

PROPOSED  
CURB & GUTTER

13'

13'

BASS ST.

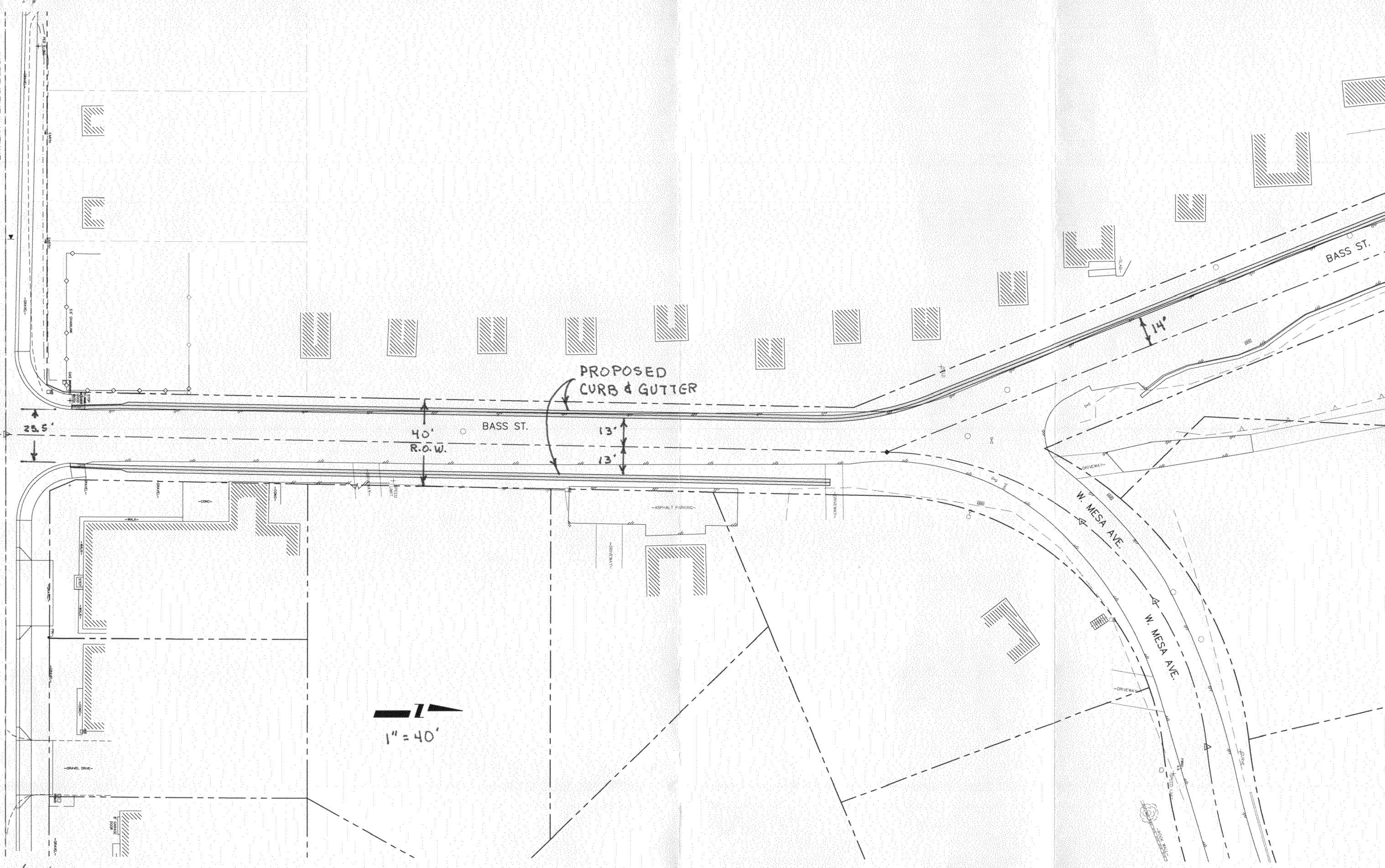
14'

W. MESA AVE.

W. MESA AVE.

1" = 40'

7/29/03



**From:** Bob Blanchard  
**To:** Mark Relph; Rick Beaty  
**Date:** 8/12/03 1:36PM  
**Subject:** TEDS Exceptions

25-03 - Commercial Drive

Support approval of the exception to the spacing. However, I'm grappling with the offset issue.....it's true that support of the exception validates the actions of an individual who bought a building (and had it delivered) before having development approval and we are not in the business of varying regulatory standards because of a bad business decision, but I have to wonder if the traffic counts might allow a different look at whether this might be ok or not. Additionally, I'm not inclined to further bad planning practices but it does appear that other businesses along Commercial have less than appropriate spacing or even total access across their lot frontage. Could existing conditions be used to justify?

I guess I'm waffling and will go with the decisions of Rick and Mark on the spacing issue. However, I'm also cc'ing Kathy and will give her the application in case a meeting is appropriate while I'm gone.

26-03 - Linden Avenue

Support approval of the exception

27-03 - Bass Street

Support approval of the exception

29-03 - G ½ Road

Support approval of the exception

**CC:** Kathy Portner; Mike McDill; Sandi Nimon



**From:** Rick Beaty  
**To:** Sandi Nimon  
**Date:** 8/12/03 9:29AM  
**Subject:** Re: DE 26-03

I have reviewed DE 25-03, 26-03, 27-03, and 28-03. I concur with Mike McDill's recommendation for approval on all four of the above listed exceptions. I do have some concern over the street with for DE27-03; however, after going out and looking at the area it looks like the impact would be minimal on public safety.

Rickb

>>> Sandi Nimon 08/12/03 08:13AM >>>

Rick, you should not have 28. It has not been sent over yet. 29 was sent over yesterday, so it might not have been picked up yet. Since I accidently gave Bob two 26's, you are the missing link. Just throw the extra 25 away, I've already given Bob his extra copy. (Boy, I can't even make one little mistake without it trickling down). Oh well.

I am e-mailing you the 26 and 29, the exceptions, only. I am hard copying you 26 and you should get 29 today.

Sandi

>>> Rick Beaty 08/11/03 04:26PM >>>

Sandi:

I have (2) DE25-03s and one 27-03. I do not have 26-03, 29-03, 28-03.

Rickb

>>> Sandi Nimon 08/11/03 03:47PM >>>

My humble apologies. I accidently gave Bob two copies of DE26-03 and no copies of DE25-03, which makes me wonder if someone else was shorted a copy of DE26-03, Housing Authority Site. If you are, let me know. Again....I plan not to use the internal mailboxes in the City Clerk's office anymore for the Design Exceptions, given the quick turn around on these. Seems to be a delay in transit and, of course, it doesn't help if I don't give everyone the exceptions they need. You are right, Bob, you can't review them if you don't have them. Sorry.

You all should have the following outstanding exception numbers by now.  
25-03, 26-03, 27-03, and 29-03. Mike is working 28-03, so you should have that soon.

Sandi

**CC:** Bob Blanchard; Mark Relph