



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

November 4, 2003

Mr. Phillip Taylor
657 Deer View Lane
Grand Junction, CO 81506


RE: TEDS Exception No. 45-03 to Access Offsets and Spacing at 2713 G Road

Dear Mr. Taylor;

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: Eric Hahn, Development Engineer (244-1443)
Pat Cecil, Development Services Supervisor

\\DE#45-03 2713G Rd11-04



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DESIGN EXCEPTION #DE45-03

To: Mark Relph, Director of Public Works & Utilities
Thru: Tim Moore, Public Works Manager
Copy to: Eric Hahn, Development Engineer
Pat Cecil, Development Services Supervisor
From: Mike McDill, City Engineer
Date: October 28, 2003
RE: Request Exception from Access Offset and Spacing

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a new home at the above location and reserve the possibility of adding another in the future. The lot is only about 70 feet wide and is one of the last to develop along this stretch of G Road. There is an existing driveway immediately to the east on the same side of the road. Across G Road there are no accesses within the property frontage. There are, however, existing driveways within 150 in both directions. The applicant is correct in stating that it is impossible for this lot to comply with these two sections of TEDS anywhere within its frontage.

The applicant requests exception from Section 4.1.2, *Offsets*. He will also need an exception to Section 4.1.1, *Spacing*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Every new access along our major street system will tend to compromise safety to some incremental degree. If this driveway is placed along the extreme west edge of the property it will be at, or very near, 150 feet west of Golfmore Drive and still more than 300 feet east of Westcliff Drive. In this location it can be combined with access for the next property to the west for a street intersection. Even the existing driveway immediately to the east of this property could access this new street via the applicant's idea of a twenty-foot access easement or shared drive tract. This plan would eventually meet the 150 spacing and offset requirements for intersections and eliminate one of the two driveways along this stretch of G Road. This plan also assumes that the driveways into the townhouses along the north side of G Road will be modified whenever G Road is improved as a full Urban Collector.

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

The applicant contacted the neighbors on both sides regarding sharing their accesses and indicates that they both declined to cooperate at this time.

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

We have approved non-compliant accesses before that were the least contrary to TEDS, especially if there was a plan that would work in the future.

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 Exceptions to Section 4.1.2, *Spacing* & 4.1.2, *Offsets*, to allow the proposed driveway on condition that access is dedicated in favor of the properties on both sides at a point south of the initial house location. (The applicant proposes an access easement immediately south of the G Road right-of-way. However, this would not provide sufficient separation between that access point and the intersection.) The owner must also understand that whenever the lot is subdivided, a half street may be required to be dedicated along the western edge of the property.

Under this recommendation a driveway will be acceptable now, but sometime in the future a subsequent simple subdivision will require a fully improved short cul-de-sac along the west line of this property.

Recommended by: *Mustafa Hamad*

Approved as Requested:

Approved as Recommended:

Denied:

Date: 11/2/07

[Signature]
David J. [Signature]
Robert E. [Signature]

TEDS EXCEPTION APPLICATION
2713 G Road

October 22, 2003

PROPOSED EXCEPTION -

Access design and site circulation requirements stated in paragraph 4.1.2 Offsets conflict with the constraints of the property. An exception is asked for that would allow a single access point onto G Road.

ALTERNATIVES CONSIDERED -

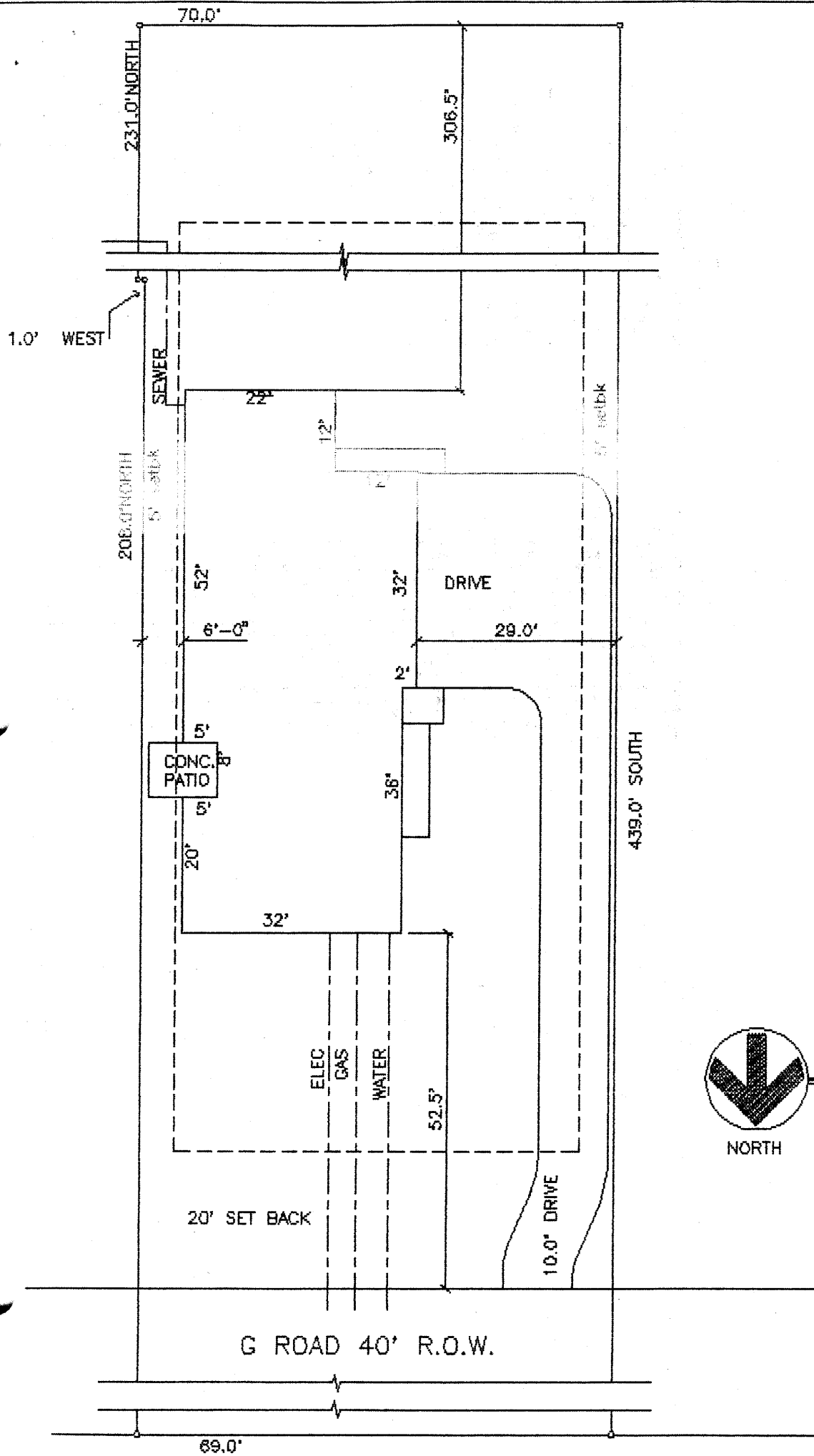
The 70 foot property frontage along G Road does not align with any of the existing access points on the North side of G Road. The center of the closest existing access onto G Road for the property North of G Road and West of this property is approximately 40 feet West of the West boundary for this property. The center of the closest existing access onto G Road East of the property is 150 feet East of the West property boundary, making it impossible to meet the offset for Access Design and Site Circulation requirements. An alternative was considered that proposed sharing the property to the East's existing access. When asked, the owners of the property refused. Locating the access to the West and aligned with the existing access point across G Road to the North was also considered. The owners of the property to the West were asked and expressed no interest in granting access across their property. Additionally, an existing power pole and stabilizing cable, as well as an irrigation gate, are located immediately across from the access point for the property West and North of G Road, and would all have to be relocated.

PROPOSED DESIGN -

An exception is asked for that would allow a maximum of two single family homes to have a single access point onto G Road at the West boundary of the property. This would most closely align with the existing access point West of the property on the North side of G Road and would be the farthest point away from existing access points East of the property. A 20 foot access easement, in addition to the existing 40 foot G Road right of way, is proposed across the North end of the property.

IMPACT OF CHANGE -

Traffic currently travels uninterrupted along G Road at this location. A new access point could slow East bound traffic along G Road as an East bound vehicle turned right into the new drive. By locating the access point at the West property boundary any vehicle slowing for a turn right into the new access would be closest (approximately 20 feet) to the existing stop zone for turning left into the access North of G Road. West bound traffic could be stopped as a West bound vehicle turned left into the new drive. This seems to be close to the ideal for left turns at an intersection. West bound vehicles stopped to turn left into the new drive would be approximately 20 feet in front of any East bound vehicle stopped to turn left into the existing access North of G Road. The property is zoned RMF-5 and is just under one acre. This would allow four homes on the site. This access exception would limit this to two. It is hoped the 20 foot access easement would accommodate a single access point for any future development of adjacent sites along the South side of G Road.



SITE PLAN

1" = 20'

NORTH

MEMORANDUM



Date: October 29, 2003

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

From: Sandi Nimon, Sr. Administrative Assistant

Sandi

*Subj: DE45-03 Exception from Access Offset and Spacing
2713 G Road*

*Please make your comments on the above design
exception no later than Monday, November 3, 2003.
I would appreciate it!*

Sn

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2713 G Road SQ. FT. OF PROPOSED BLDGS/ADDITION 2468 sq. Ft.
 TAX SCHEDULE NO. 2945-012-00-021 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2468 sq. Ft.
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS: 1
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Phillip Taylor
 (1) ADDRESS 657 Deer View Ln USE OF EXISTING BUILDINGS ~~XXX~~
 (1) TELEPHONE 245-8641 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT Phillip Taylor TYPE OF HOME PROPOSED:
 (2) ADDRESS 657 Deer View Ln Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 245-8641 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

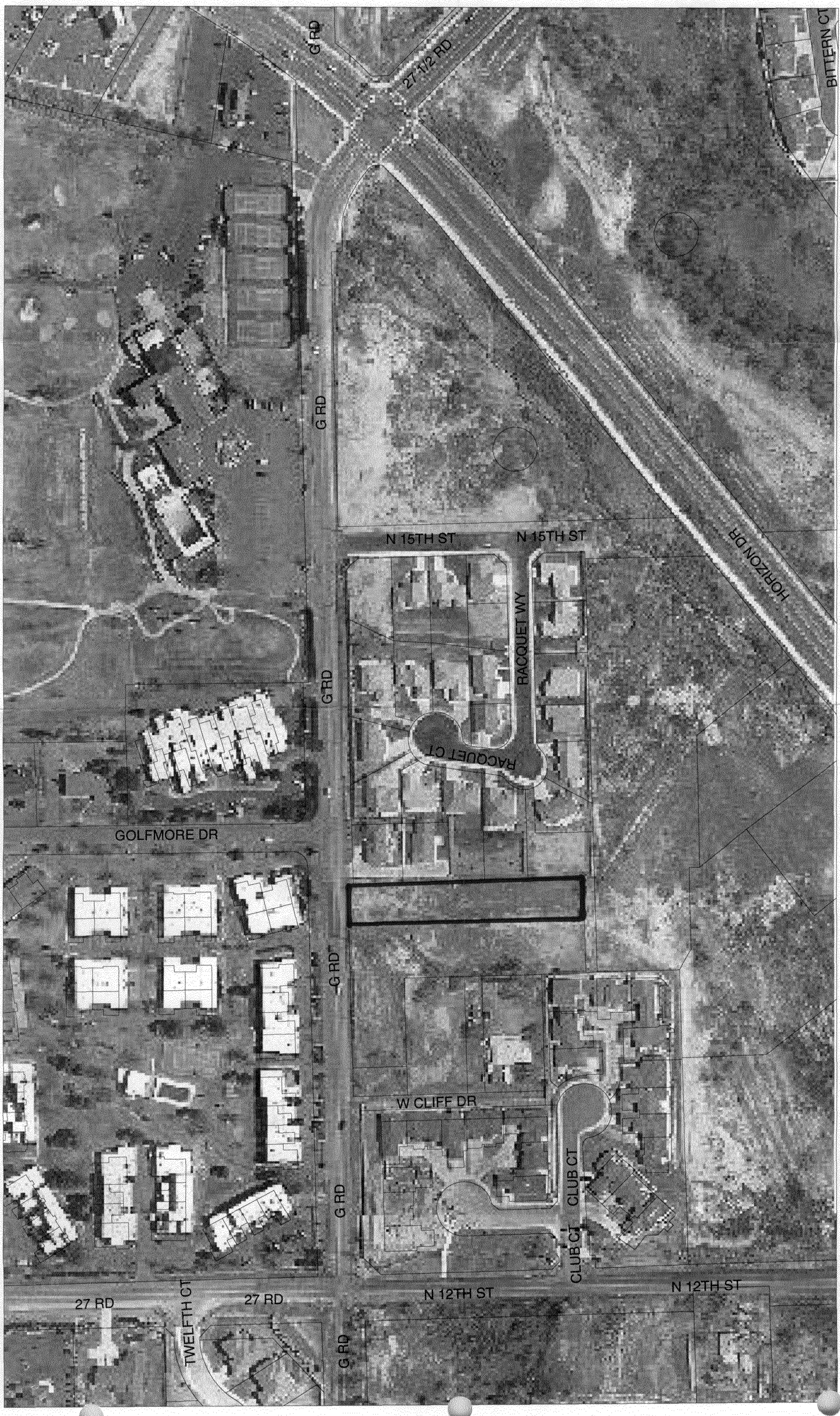
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

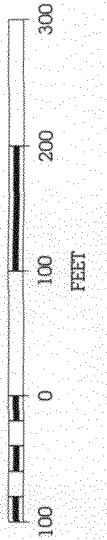
Applicant Signature [Signature] Date 10/16/03
 Department Approval NA Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



SCALE 1 : 1,801



GOLFMORE DR

G RD

4359 RACQU

2715 G RD

2700 G RD 8B

2700 G RD 8C

2713 G RD

G RD

2711 G RD

2700 G RD 9B

2700 G RD 9A

SCALE 1 : 238

