



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 3, 2003

Mr. Wade Wiggins
517 Melody Lane
Grand Junction, CO 81501

RE: TEDS Exception No. 43-03, Appeal of Denial of an Exception to the Cul-de-Sac
Turnaround Requirement at 517 Melody Lane

Dear Mr. Wiggins;

Please find attached the committee's decision on the above request. As per the hand written comments, your request has been approved with the following conditions:

1. The turnaround must be designed to avoid adversely affecting any setback for the properties at 517 and 518 Melody Lane and still minimize impact on the properties to the north.
2. A document must be prepared to allow you to dedicate additional Right-of-way along your frontage to align with the property to the south at 515 Melody Lane. This dedication shall also include the portion of the new turnaround that lies within your property.
3. You will need to execute a Commitment to Participate in a Future Improvement District for the construction of the melody Lane street improvements along with the other affected property owners.
4. The above conditions are not intended to require the construction of any improvements at this time. No half-street improvements are required. It is not necessary to adjust fences or re-locate any other private improvements that might infringe on the newly dedicated right-of-way until such time as the public improvements might actually be constructed.

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". The signature is written in a cursive, flowing style.

Michael G. McDill, P.E.
City Engineer

C: Rick Dorris, Development Engineer (256-4034)
Pat Cecil, Development Services Supervisor

\\DE#43-03 517Melody11-03



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DESIGN EXCEPTION #DE43-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Rick Dorris, Development Engineer
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: October 15, 2003

RE: Appeal of Denial of Exception to Cul-de-Sac Turnaround Requirement

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a new accessory dwelling unit at the back of his property. The lot presently accesses on to the north end of Melody Lane. At this point Melody Lane consists of a 25-foot wide asphalt roadway on ten feet of right-of-way which comes to an abrupt end at the north line of this property. More than half of the pavement is on the lots along the east side of the Street. Of the 600-foot length of Melody Lane, only the first 150 feet are fully improved. The only options for turning around at the north end of Melody Lane are to back into the driveway to the last house on the east side of the street or pull into the applicant's driveway, past the sign that says "Private Drive – No Turnaround."

In response to the Committee's denial of his original request for an exception, the applicant is proposing to "give up a right of way and a quarter of a turnaround, in writing, at this time, if and only if, a problem arises concerning the traffic flow, due to our family's addition, and a problem turning around exists, I will be willing to do my part in creating a turnaround." He requests that the committee consider this offer as an alternative to the original recommendation. That recommendation was "...approval of this request if this property owner designed, dedicated the right-of-way for, and constructed his portion of a cul-de-sac turnaround; sufficient provision would be made to allow this one additional living unit.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

The configuration of Melody Lane already puts all of the residents at more risk than any normal residential area in the City. The applicant has already sited problems with people turning around at the end of this street. The sign at the entrance to his driveway is further evidence of this problem. Adding even a little more traffic to this situation without some mitigation would be irresponsible.

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

None that would meet the standard.

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

There are many streets in the City that dead-end without any provision turnaround. No new development has been approved without some way to provide either through movement or vehicle turn around.

4. Will the exception require CDOT or FHWA coordination?

No.

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

Any exception approved here should be considered a one-time exception.

Staff Recommendation

I recommend denial of this appeal to allow the accessory dwelling unit without some at least partial provision for a proper turnaround at the end of Melody Lane. I still recommend approval of this request if this property owner designed, dedicated the right-of-way for, and constructed his portion of a cul-de-sac turn around, sufficient provision would be made to allow this one additional living unit.

The four other affected neighbors would also need to be advised they would be held responsible for their respective portions of this turnaround as a condition of any future planning clearance for those properties.

Recommended by: Michael G. Medgett

Approved as Requested: _____

Approved as Recommended: ✓
MODIFIED →

Denied: _____

Date: 11/3/03
Kathleen Starbuck
Gene Dett
MA [Signature]

- 1.) Design Turnaround
- 2.) Dedicate ROW along full frontage & your portion of Turnaround
- 3.) Sign commitment for future improvement district
- 4.) No improvements will be required at this time including removing any facilities, i.e fence, from the newly dedicated ROW.



CITY OF GRAND JUNCTION

INTER-OFFICE MEMORANDUM

TO: Bob Blanchard, Community Development
Rick Beaty, Fire Department

FROM: Darlene Wilkinson, Public Works & Utilities

DATE: October 15, 2003

SUBJECT: *DE43-03, APPEAL: Denial of Exception to Cul-de-Sac Turnaround Requirement.*

Please make your comments on the above design exception no later than Friday, October 22, 2003. Thank you.

10-7-03

Wade and Donna Wiggins
517 Melody Lane
Grand Junction, CO 81501
243-5380 eves, 244-8216 pager

RE: TEDS Exception # 32-03

Public Works Department,

As for my proposed exception to TEDS at 517 Melody Lane, I was denied. After meeting with Mike McDill and John Shaver, I am hoping that we can come to some solution very soon. I have tried to get this settled as soon as possible, a contract is pending on my mother and father-in-law's house.

I have explained that we have no problems at this time with people turning around at the end of Melody Lane. There is very little traffic past Berry's Garage. Most people recognize that it is not a through street and turn around before they get to the residences. Once in a while, someone would park at the end of the street to watch their kids play baseball, but they move as soon as contacted.

As mentioned in my previous letter, our plans are only to move my mother and father-in-law to our home to help them in their later years. My wife is very devoted to her parents and is the only child who is able to take care of them, and by doing an addition for them, at our home, allows her not to be away from our son as well. My mother-in-law does not drive and needs a lot of assistance with appointments, she is very limited in her walking ability. My father-in-law will only be driving for a few more years. He will not have to back out because he has a full turn-around in our back lot, so there isn't a safety issue there to our neighbors.

I believe that our situation on Melody Lane is quite different than most cases. We are dealing with two intersecting ditches, a fire hydrant, telephone poles, utility lines, irrigation headgates and trees that are decades old. We are also dealing with the Grand Mesa Little League fields. We are not talking about just taking a right of way from our front yard, we are talking major dollars to re-pipe the ditches, rebuild our headgates, move telephone poles and lines, move a fire hydrant and take out fully mature trees.

After talking with Mike McDill, he proposed that we give up a right of way and do a quarter of a turnaround. By doing this, we are only going to invite the Little League parents a place to park while watching their kids play ball.

This is only going to make the situation worse for turning around. Another problem with this scenario is that Grand Mesa Little League will never give up part of their fields to put their quarter of the turnaround in. The house across from ours does not have a big enough yard to put in their quarter. And frankly, my wife has a real problem with this due to our son's bedroom is at the front of the house and the last thing we want is cars going closer to his room, you've heard of cars putting it in the wrong gear and running into homes or drunk drivers.

At this time, I have never heard any complaints about turning around on Melody Lane. Again, most people see the dead end sign or can see that the street does not go through. Once again, there is very little traffic on this street. I don't foresee any drastic traffic changes by adding a living quarters for my mother and father-in-law.

I realize that you are asking me for some kind of alternative. I am will to give up a right of way and a quarter of a turnaround, in writing, at this time, if and only if, a problem arises concerning the traffic flow, due to our family's addition, and a problem turning around exists, I will be willing to do my part in creating a turnaround.

If there were complaints about turning around on Melody Lane, I would think that the City of Grand Junction would have done something by now. We have mail delivered, UPS deliveries, papers delivered and trash removal and have never had any complaints. The city does a good job maintaining the street.

Please accept this alternative. I will hold up my end of the bargain, if this creates any traffic flow problems, due to our addition. Please let me know soon so that I can get started on this project.

Thank you,

Wade and Donna Wiggins

Wade Wiggins
Donna Wiggins

PROPOSED EXCEPTION TO TEDS 8/14/03

To Whomever It May Concern,

I truly believe that Chapter 14, Design Exceptions clearly relates to our situation. With the attached photos and the lot layout, hopefully we can show you that by adding this addition to our property, will not result in a dangerous condition or situation.

By moving my mother and father-in-law into an addition to our house will not cause any dangerous situation to anybody. Only my father-in-law drives and that is only one more vehicle on our street. As you can see from the lot layout, he will pull into our driveway forward. He parks out back in his own garage, and will be able to turn around before entering the street.

As you can see from the photos, our driveway is almost to the end of the street. We have two ditches that intersect and feed Fun Junction, Melody Lane and Grand Mesa Little League ball fields. There is a fire hydrant on the east side of the street. There really isn't room for a complete turnaround. There is a dead end sign on Melody Lane.

With the way that our driveway is positioned, anyone pulling out of our driveway is not pulling out into traffic. Very rarely is there two vehicles moving on our street at the same time. It is a quiet street and the traffic is very minimum. Everyone on the block parks on their driveway so there is not a problem with the width of the street.

Once again, we are only trying to help our parents out, to take care of them when they need it most. There is not a parking problem, or a problem of pulling out onto Melody Lane, or any concern of jeopardizing the safety of anyone. We have never intended to use this addition as a rental when they are deceased. Please consider our situation and please grant us a one-time exception. I believe we have a situation that really relates to the TEDS Exception rule.

Sincerely,

Wade Wiggins

City of Grand Junction GIS Zoning Map

— ···	Airport Zones	—	2002 Photos
—	AIRPORT RO/	—	Streets 2
- - -	CLEAR ZONE	—	
—	CRITICAL ZOI	—	
—	RUNWAY 22	—	
—	RUNWAY 29	—	
—	TAXI WAY	—	
—		—	



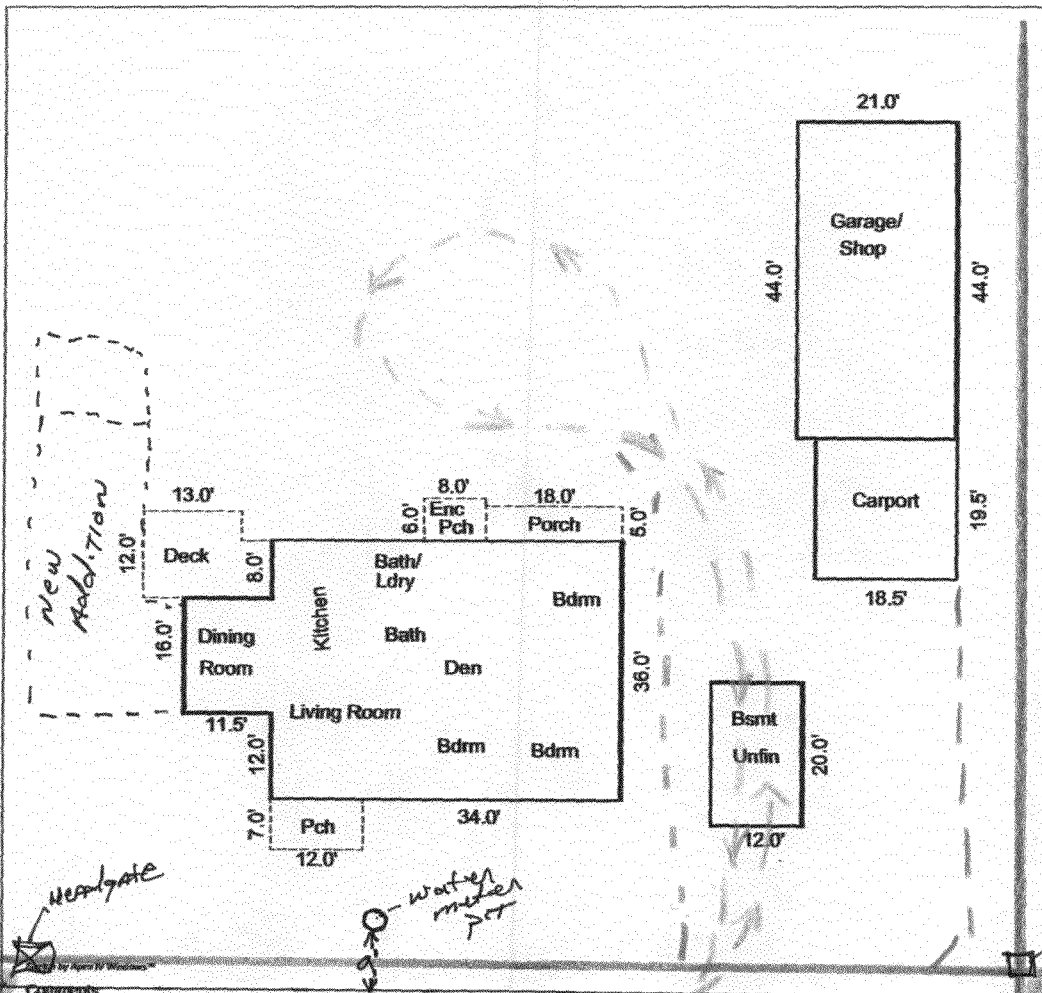
SCALE 1 : 693



SKETCH

File No. 030707-002

Borrower/Client Wiggins, Wade A. & Donna J.
 Address 517 Melody Lane
 City Grand Junction County Mesa State CO Zip Code 81501
 Lender/Client Main Street Investment & Loan



Comments:

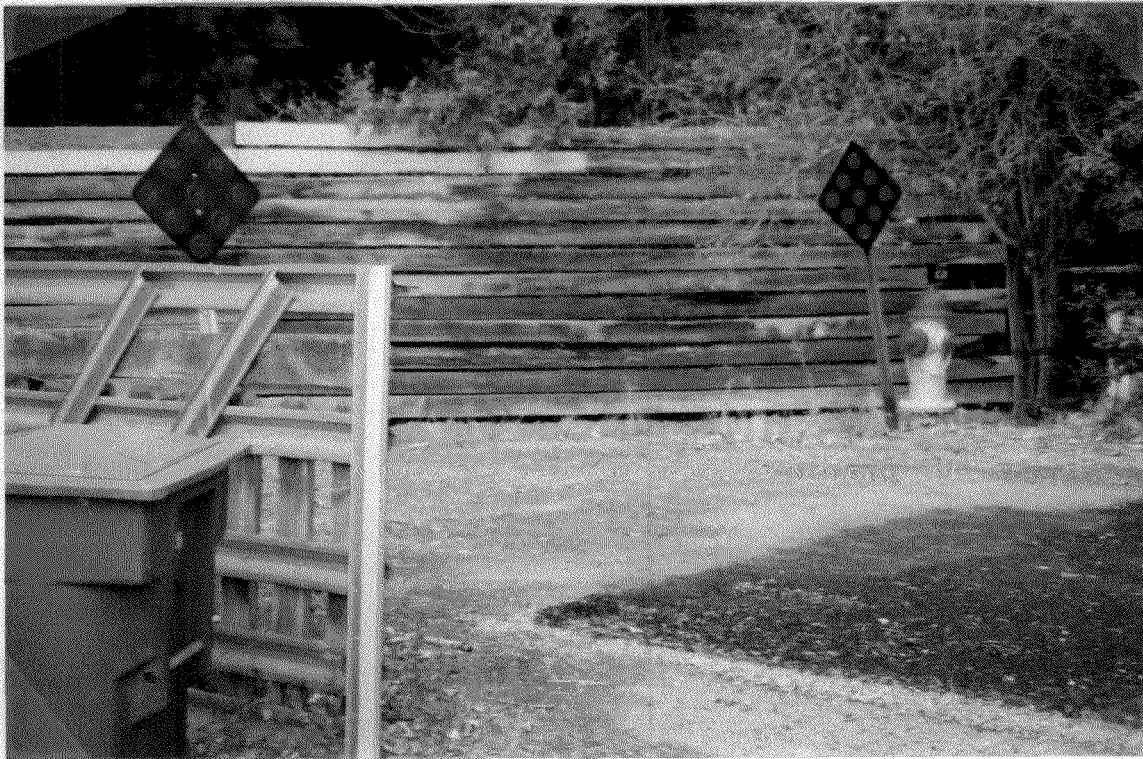
AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1840.00	1840.00
BSMT	Basement	240.00	240.00
P/F	Porch	84.00	
	Porch	90.00	
	Enc Pch	48.00	
	Deck	188.00	410.00
GAR	Garage/Shop	924.00	924.00
OTH	Carport	360.75	360.75
TOTAL LIVABLE		(rounded)	1840

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	11.5 x 16.0	184.00
	36.0 x 46.0	1656.00
2 Calculations Total (rounded)		1840

IRRIGATION Ditch's (5' FROM edge of Road)
 & (LOT LINE)



If we move this fence back 10', this would open the driveway up 28'.



This is a fire hydrant that would have to be moved also

I am willing to move this fence-gate back 10'



- NORTH End of melody LAWE
- You've got GRAND mesa Little League Fields
- power pole
- 2 HEADGATES





This is our sons bedroom. We don't want kids facing down the street and tearing into a turnaround leading directly toward our house. If we widen the street for a turnaround, it will only invite the parents and friends of the ball teams to use it as a parking area. How would we prevent this? Even when people park in front of our driveway and in front of the fire hydrant, the police don't even give them a warning ticket.