



**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**

December 12, 2003

Ms. Gail Gnirk  
P. O. Box 495  
Grand Junction, CO 81502

RE: TEDS Exception from Street Improvements – 653 Young Street

Dear Gail:

Please find attached the committee's decision on the above request. The committee has recommended denial of the request to waive the construction of street improvements at 653 Young Street. This is a Zoning and Development Code issue that the committee felt they did not have the authority to waive. As you and I discussed, this is an issue that staff will be discussing with City Council over the next several months. Feel free to contact me early next spring and I can give you an update on how that review is progressing.

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) 244-1557.

Sincerely,

A handwritten signature in cursive script that reads "Tim Moore".

Tim Moore  
Public Works Manager

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

VE#47-03 653 Young



**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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## DESIGN EXCEPTION #DE47-03

To: Mark Relph, Director of Public Works & Utilities

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

From: Tim Moore, Public Works Manager

Date: December 5, 2003

RE: Request to waive Street Improvements – 653 Young Street

### ***DESCRIPTION OF THE SITUATION***

The owners of the property located at 653 Young Street desire to subdivide their current lot into two separate parcels. As shown on the attached map, one parcel could be developed with F ½ Road frontage, the second property with the existing house would continue to front Young Court.

The current Zoning and Development Code requires street improvements at the time of subdivision. To satisfy that code requirement, half-street improvements would be required along the F ½ Road, Young Street and Young Ct. frontages for a total of approximately 650 feet.

### ***EXCEPTION CONSIDERATIONS***

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

F ½ Road is classified as a Minor Collector in this area and should be improved to that standard.

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

No other alternatives were submitted with the request to waive street improvements adjacent to the lot.,

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

No other examples were given.

**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**

The Zoning and Development Code requires the street improvements. TEDS simply establishes the standard, and granting an exception to the Development Code seems problematic. It certainly makes sense that F 1/2 Road improvements should be required, but the code does not provide the flexibility to exempt improvements to other lot frontages (e.g. Young St, Young Ct.).

To be consistent with the policy that has been followed for a number of years, staff recommends denial of the request to waive street improvements adjacent to 653 Young Street. However, the issue may be re-evaluated with the upcoming review of the Transportation Capacity Payment and/or the infill policy.

Recommended by: *Toni Moore*

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

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

Date: 12-10-03  
*[Signature]*

*Kathleen M. [Signature]* 12-11-03

*Rue [Signature]* 12/12/03



DE 47-03  
Backup



656 YOUNG ST

653 26 RD

652 YOUNG ST

649 26 RD

647 26 RD

2577 F 1/2 RD

2585 F 1/2 RD

YOUNG ST

YOUNG ST

YOUNG CT

653 YOUNG ST


F 1/2 RD

AILS END CT

CT  
4 SILVER OAK DR

# MEMORANDUM

## CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

TO: Tim Moore  
FROM: Rick Dorris   
DATE: November 5, 2003  
SUBJECT: 653 Young TEDS exception

I recently received this TEDS exception request to avoid having to construct street improvements. There are a couple of points to make.

1. It is the Zoning and Development Code that requires street improvements. The TEDS simply establishes the standards. It should really be a variance request to the code. One could make the argument that we could administratively change the street standard with a TEDS exception since the street standards are now in TEDS.
2. Mike McDill suggested we process it as a TEDS exception since they have already submitted one.
3. It doesn't meet the criteria to "pay in lieu of" established by the recent administrative regulation.
4. We have told them from early on that street improvements on all three sides would be required.

I recommend denial of this request. Call if you have questions.

## **Proposed Exceptions to TEDS for 653 Young Street**

This narrative has been prepared in response to several meetings with the City Planning regarding the land split for the property located at 653 Young Street, 81505.

Dialogues on this property began in September of 2002 when the realtor, Karl Clemmons told his client, Judith Marie, that he would start the process to split off approximately 3/10 of an acre that is deeded as part of the 653 Young Street property. The piece itself lies on the south side of the Grand Canal, is completely separate from the rest of the property, and currently is little more than a weed patch.

The logic behind the split was that the property could be developed by an individual for a single-family home as the available space in the footprint allows for a structure of no more than approximately 30 x 60 feet. The small parcel is an eyesore, and it gives the appearance that the Cimarron North development directly to the west of this parcel simply forgot to finish building out the development.

In meetings with City personnel Ronnie Edwards, Rick Dorris and Mike McDill, Karl Clemmons and other parties acting on the behalf of the owner, Judith Marie, were told that in order to complete the land split, the current owner would be required to install curb, gutter, sidewalk and street widening at various points around the property.

This narrative, and the attached pictures will address what we, the representatives for Judith Marie, feel is in keeping with the intention of community and continuity of the neighborhood in which this parcel of ground is located.

### **Aerial overview - Picture 1**

As you can see, the total property in question fronts on three different streets. We will address the frontage on Young Court first (north side of the property).

In a meeting with Mike McDill on October 22, 2003, he said that according to the Zoning and Development Code for the City of Grand Junction, that there would need to be curb and gutter constructed along Young Court, to include asphalt patches to tie the street into the curb and gutter.

### **Young Court east and west - Pictures 2 and 3**

As is evident by the pictures of Young Court (a total of 5 homes) there is no other property sporting curb and gutter, nor is there any reason to have it. These properties, in the Linda Subdivision, are large and have adequate drainage all around. In the Administrative Regulation No 02-03 of the Zoning and Development Code under Background: A. Existing Facilities it states "Where houses are already built on most or all of such lots, the character of the neighborhood is well established. Given that there are no serious safety or drainage problems associated with these local residential streets, there is no current reason to improve these streets



or to install curbs, gutters and/or sidewalks.” I believe this property qualifies under that description for this portion of Young Court.

***First item of consideration:*** We respectfully request an exception to curb and gutter construction for any of the property fronting Young Court. This proposed exception will not result in any dangerous condition. To leave it as it is would be in keeping with the rural nature of the neighborhood.

**Young Street – pictures 4 through 8**

What is evidenced in these pictures is that there is no curb, gutter or sidewalk on the west side of Young Street from F ½ Road up through 657 Young Street. On the east side of the road, there is a rudimentary gutter in some places, amounting to a 6-inch wide piece of concrete with an indentation running down the middle to disperse each time the “gutter” stops at any of the given driveways. This is true for the properties of 652 Young Street through 658 Young Street.

**Galley Lane and Young Street – pictures 9 and 10**

At the top of the hill, where Young Street “T’s” into Galley Lane, we do find a semblance of curb and gutter on the east side of the property at 2577 Galley Lane, and on the west side of the property at 662 Young Street. These run for approximately 100 feet south, and on the west side of the street, the curb and gutter terminates at 657 Young Street. On the east side, it is a semblance of gutter, most likely established when the development was built in 1975. On Galley Lane, again, you find no curb or gutter development for any of the properties on that road.

***Second item of consideration:*** We respectfully request an exception to curb and gutter construction for any of the property fronting Young Street. Again, due to the rural nature of the neighborhood and the fact that leaving it as it is would not result in any dangerous conditions, and that drainage is adequate and poses no problems for the community, we would like to leave it as it is.

**F½ Road – picture 11**

Please refer back to the GIS photo of the property to see that sidewalk construction took place when the Cimarron North Subdivision was created. However, no curb or gutter was installed, and no street widening has taken place on this section, except where it turns into the subdivision on Trail’s End Court and the curb and gutter start at the corner. Also in the overview, the catch pond for the subdivision shows up on the west side of the property in question, just to the east of the subdivision. The sidewalk abruptly ends there.

In picture #11 there is a clear view of the sidewalk as it is, without curb and gutter, but with a width of gravel that extends from the 653 Young Street property line to just before the corner into the subdivision.

Mr. McDill had requested, according to regulations, that the owners of the 653 Young Street property be required to provide street widening along the frontage of

F $\frac{1}{2}$  Road. From picture #11, one can see that there are two utility poles that would make street widening impractical and dangerous without moving the poles.

From a safety standpoint, widening F $\frac{1}{2}$  at this juncture would create a real hazard for people coming down the hill from 26 Road. The road to the west of subdivision has not yet been widened until it is west of 25 $\frac{1}{2}$  Road. Having a small section of road widened and then narrowed again could prove dangerous.

Another factor that needs to be considered at this point is the fact that F $\frac{1}{2}$  Road is on the CIP list for major improvements in 2011. According to Mr. McDill, the most likely scenario is that the canal flume will be piped and the road will be widened and straightened to go over the canal.

The logical conclusion is that any improvements that are done at this point in time will be torn up and re-done eight years from now, including street widening, curb, gutter and sidewalk.

*Third item of consideration:* We respectfully request an exception to curb, gutter, sidewalk and street widening construction for any of the property fronting F $\frac{1}{2}$  Road. In light of the fact that this road is on the CIP for 2011, and that any construction done now will be re-done in eight (8) years, it makes more sense that it all be done at the same time, including moving the utility poles to accommodate the street widening.

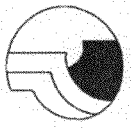
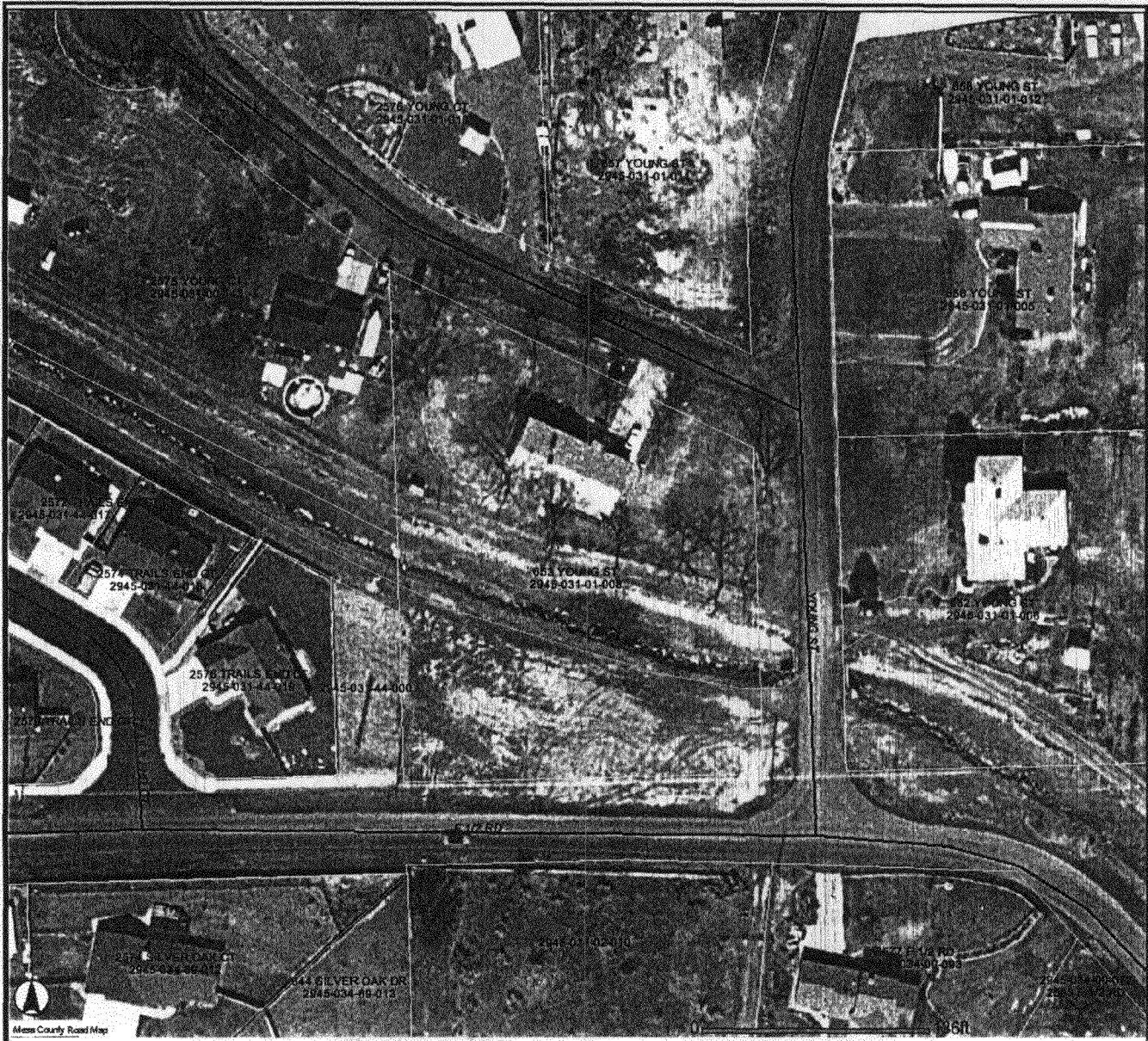
This land split really cannot and should not be considered the same as a developer turning 20 acres of farm land into a subdivision. Even Mr. McDill was sympathetic to the circumstances for this piece of property, but stated that, in light of the current "one rule fits all" in the zoning and development code, he would have to recommend against the exceptions.

Our hope is that common sense can prevail in this case. This is a small piece of property that is an eyesore. Surrounding property values would increase if it were allowed to be split off and sold. Having a house on the property would improve the neighborhood.

In case there are any reservations about having a driveway come off F $\frac{1}{2}$ , I think it is important to note that there are five (5) other driveways that empty directly onto F $\frac{1}{2}$  between Young Street and 26 Road, including Judge Palmer's two driveways that are located at the end of Young Street, and on the curve of F $\frac{1}{2}$  going east. The volume of traffic is such that these driveways currently pose no threat to safety.

Respectfully submitted this 4<sup>th</sup> day of November, 2003.

Karl Clemmons, Realtor  
Gail Gnirk, Agent for Judith Marie  
Leo Rinderle, Consultant



Mesa County GIS  
 544 Rood Ave.  
 Grand Junction, CO 81501

DISCLAIMER : The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records, such as, the County Clerk and Recorders office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

LEGEND

- + Hospitals
- ★ Police Stations
- ▲ Fire Stations
- ⌄ Schools
- ↗ State Highways
- ↘ Roads
- ▭ Lakes
- ↖ Canals
- Colorado National Monument
- ▨ BLM Special Areas
- ▧ Black Ridge Canyons
- ▩ COLORADO CANYONS NATIONAL CONSERVATION AREA
- BLM
- National Forest

(1)

2



Young Court looking east.



3

Young Court looking west.

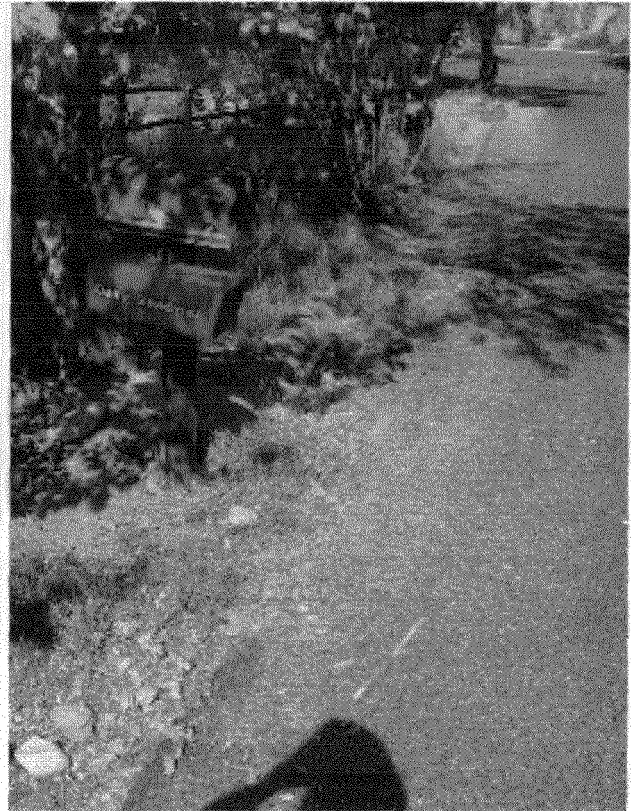


4

From Young Court, looking north up Young Street.

5

657 Young Street,  
looking north.



6

652 Young Street  
"gutter."



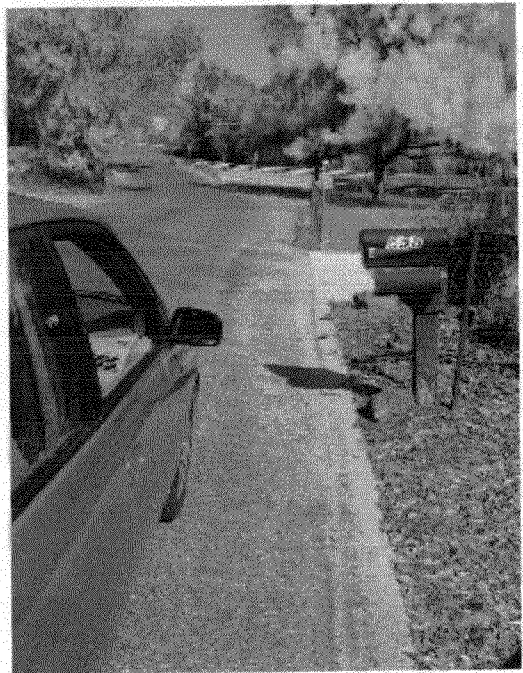
7

656 Young  
Street "gutter."



8

658 Young Street  
"gutter."





9

2577 Galley Lane,  
SW corner of Galley  
Lane and Young  
Street.

10

SE corner of  
Galley Lane and  
Young Street.





**11**

F 1/2 Road looking east from  
Cimarron North subdivision toward  
Young Street. Note utility poles  
and lack of curb and gutter.