

PUBLIC WORKS
& UTILITIES

June 23, 2004

Toni Heiden-Moran
Heiden Homes Realty
551 Grand Avenue
Grand Junction, CO 81501

Re: TEDS Exception #DE 11-04 KI Subdivision for Access to lower order street (3.2.2), Corner Clearance (4.1.3), Spacing (4.1.1).

Dear Toni:

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process for this exception.

If you have any questions concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 244-1557.

Sincerely,



Tim Moore, Public Works Manager
City of Grand Junction

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

PUBLIC WORKS
& UTILITIES

DESIGN EXCEPTION #DE 11-04

To: Mark Relph, Director of Public Works & Utilities
Bob Blanchard, Director of Community Development
Rick Beaty, Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development Engineer
Pat Cecil, Development Services Supervisor

Date: June 21, 2004

RE: Driveway Spacing, Corner Clearance & Access to Lower Order Street
KI Subdivision

DESCRIPTION OF THE SITUATION

The applicant proposes to subdivide a .57 acre property located at 2705 UnawEEP Ave. into four single family parcels. An existing house accesses UnawEEP Ave. in the location indicated on the attached drawing. An existing carport shown closer to the intersection will be closed.

The applicant's request to continue the utilization of an existing driveway actually includes three TEDS Exception requests:

1. Access to a lower order street (Chapter 3.2.2)
2. Corner Clearance (Chapter 4.1.3)
3. Spacing (Chapter 4.1.1)

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Current traffic counts on UnawEEP Ave. indicate 7663 vpd when school is in session. The current driveway configuration would require backing into the right-of-way. There are many existing single family driveways accessing UnawEEP in this area. The subdivision could provide an opportunity to eliminate two existing driveways and increase safety in the area.

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

Staff has suggested a reconfiguration of the subdivision which includes a shared driveway accessing lots 1,2 &3 which can meet TEDS (see attachment Alternate Layout).

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

This design currently exists in other areas of the City.

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

Staff believes that other options should be explored and considered to creating safe access for all parcels in accordance with the standards in TEDS and recommends denial at this time.

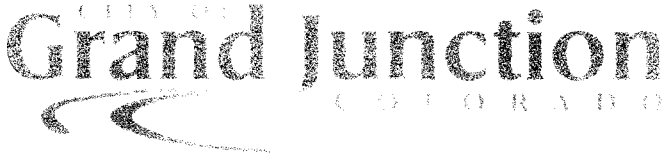
Recommended by: Teri Moaw

Approved as Requested:

Denied:

Dated: 6/23/04
[Signature]
Kath E. Stawshard
[Signature]

\\DE#11-04 Pinnacle Ridge 6-21-04



TEDS EXCEPTION PROJECT STAFF ANALYSIS

TO: Tim Moore, Public Works Manager

FROM: Laura C. Lamberty, Development Engineer *Laura*

REGARDING: TEDS Exception Requests
KI Subdivision

The attached document contains requests for exceptions to TEDS in three areas:

1. Access to lower order street (3.2.2)
2. Corner Clearance (4.1.3)
3. Spacing (4.1.1)

The subject parcel is 0.57 acres and is proposed for subdivision into four single family parcels (7 units/acre). An existing house accesses Unawep Avenue in the location indicated on the drawing. An existing access to a carport shown closer to the intersection will be closed. The neighborhood is fairly developed in single family residential, with the Grand Valley Baptist Church existing across Pinon Avenue on this site and Ametek Dixon parking abutting to the southwest. Many single family driveways access Unawep in this area. Current traffic counts indicate 7663 vpd when school is in session. The current driveway configuration would require backing into the right-of-way.

ANALYSIS AND RECOMMENDATIONS:

Staff has analyzed the site and has found that a shared driveway accessing lots 1, 2 and 3 at the minimum width is possible. The shared drive could also accommodate all four lots by further reconfiguring lot lines. The applicant could also chose to eliminate Lot 2, which has a limited building area. (See attached).

Staff believes other options should be explored and considered to creating safe access for all parcels in accordance with the standards in TEDS. Staff recommends denial.

June 16, 2004

**KI Subdivision
TEDS (request for exception)**

Addressed to Laura Lambert and committee

This letter is being written as a request to keep an existing driveway currently accessing UnawEEP Drive in the vicinity of 2705 UnawEEP. The current land division of the .57 acres at 2705 UnawEEP known as KI Subdivision

Currently there is two driveways one of which is will be redirected to the side street of Pinon.

There are several reasons to keep the existing driveway that accommodates the present residence.

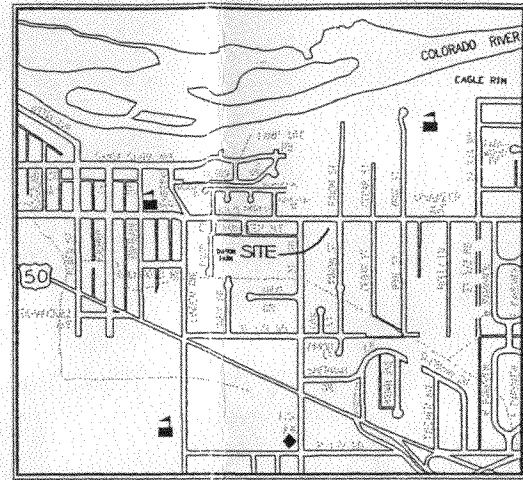
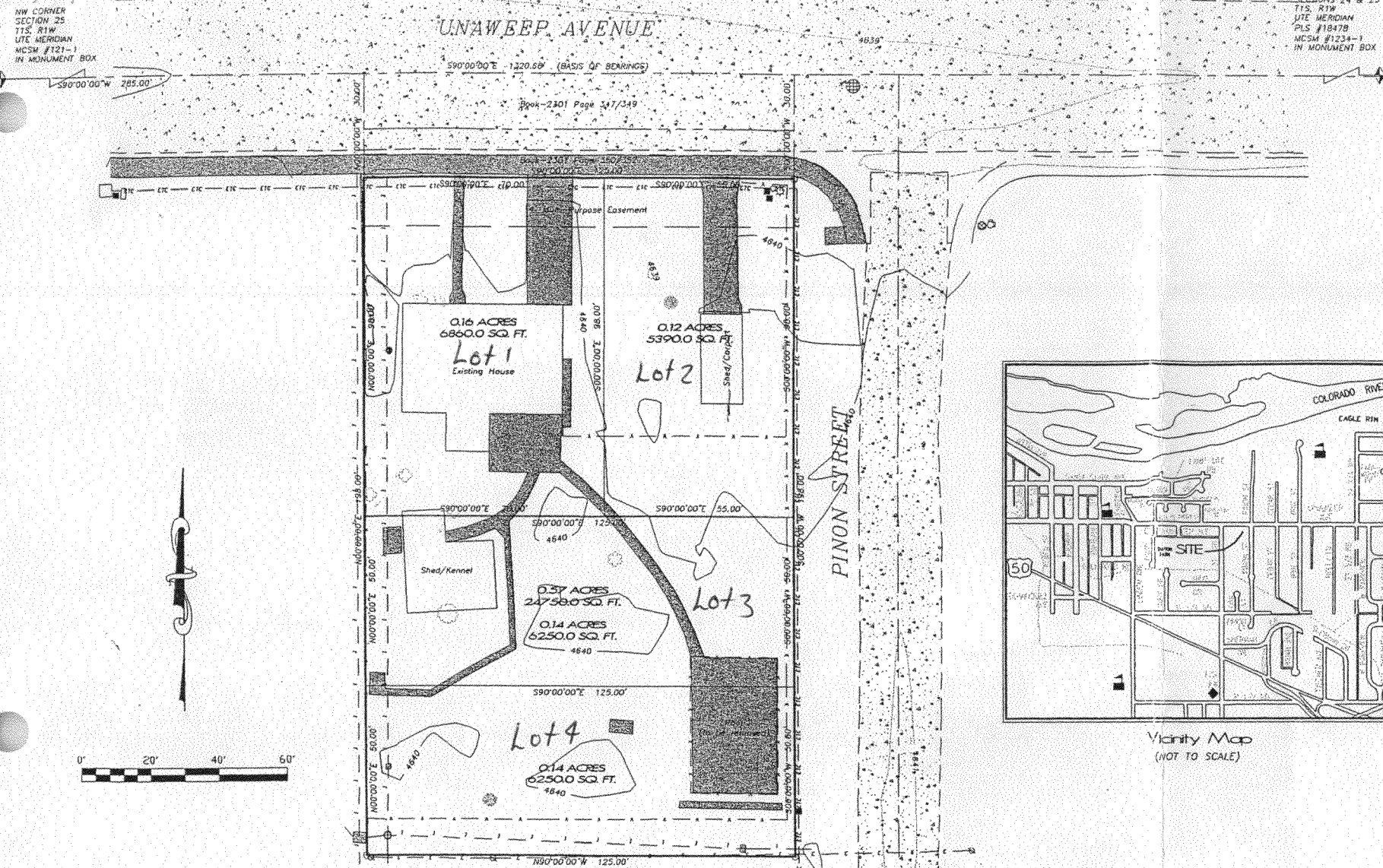
- 1.) A side entrance from Pinon would be to close to the second access.
- 2.) The access to UnawEEP is currently being used and has good visibility and does not interfere with traffic or create a safety issue.
- 3.) There seems to have sufficient clearance form the intersecting corner drivers have adequate perception-reaction time to avoid potential conflicts.
- 4.) The subject residence access form the side arterial street would have inadequate turn capabilities from the back of the lot.
- 5.) The current subject property as no other physical or logical access than UnawEEP.

Thank you for your time and consideration. For any other information please call Toni Heiden-Moran at 245-7777.

Sincerely,

Toni Heiden-Moran

Toni Heiden-Moran



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- ⊙ FOUND ALIQUOT CORNER AS DESCRIBED
- SET NO. 5 REBAR W/CAP L.S. 15413 (PERIMETER SET IN CONCRETE)
- ⊥ LOT CORNERS TO BE SET BY A COLORADO PROFESSIONAL LAND SURVEYOR PRIOR TO THE SALE OF THE LOT
- UTILITY PEDESTAL
- ⊕ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE/POWER/SERVICE POLE
- ⊙ WILLOW TREE
- ⊙ ELM TREE
- ⊙ TREE
- ⊙ APPLE TREE
- ⊙ COTTONWOOD TREE
- x- FENCE LINE
- o- OVERHEAD POWER LINE
- | IRRIGATION LINE



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) S.S.
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., _____ and is duly recorded in Plat Book No. _____ Page _____
 Reception No. _____ Drawer No. _____ Fees: \$ _____

Figure 2- Subdivision plat with contour lines.

NOTES:

1. Deeds were provided by client.
2. A Title search was provided by client (Abstract & Title Co. of Mesa County, Inc., File #00911316 C). A Title Search was not performed by me.

NOTICE:
 ACCORDING TO COLORADO LAW YOU MUST EXAMINE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

AREA SUMMARY

PARCELS = 0.57 ACRES = 100%
 TOTAL = 0.57 ACRES = 100%

BASIS OF BEARINGS STATEMENT

Bearings are base on the assumption that the North line of the NW1/4 NW1/4 of Section 25 bears S90°00'00"E.

KI SUBDIVISION

Site Plan		
SITUATED IN THE NW1/4 NW1/4 SECTION 25, T 1 S, R 1 W OF THE UTE MERIDIAN		
FOR: Glen Hertel	QED SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB
ACAD ID: Hertel		DRAWN BY: DMM
SCALE: 1" = 20'		CHECKED BY: MEM
DATE: 12/01/03		SHEET NO.
		FILE: 2003-307

